AFTER RECORDING RETURN TO:
ValuAmerica
113 Technology Drive
Pittsburgh, PA 15275
File No. 1274028822

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Davidson County DEEDWARR
Recvd: 07/06/17 15:10 4 pgs
Fees:23.00 Taxes:912.05
20170706-0068142

Parcel ID No.: 118-09-0D-018.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 day of June, 2017, by and between **ESTON ELLIOTT GARRETT, JR., AN UNMARRIED MAN**, a mailing address of 514 Cobert Lane # Franklin TN 37064 hereinafter referred to as Grantor(s) and **CECILE P. WISER, AN UNMARRIED PERSON**, a mailing address of 1112 Clifton Lane Unit 18 Nashville TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TWO HUNDRED FORTY-SIX THOUSAND FIVE HUNDRED AND 00/100 ($246,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 18, GLENDALE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20080104-0001233, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ESTON ELLIOTT GARRETT, JR. FROM ANNA MIRIAM RIEDER AND ROBERT DUSTIN OWEN, WIFE AND HUSBAND IN DEED DATED 4/25/2013 RECORDED 5/2/2013 WITH INSTRUMENT NUMBER 201300502-0044553, DAVIDSON COUNTY RECORDS.

Commonly known as: 1112 Clifton Ln, Unit 18, Nashville, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee\'s heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 30 day of June, 2017.

Eston Elliott Garrett Jr.
ESTON ELLIOTT GARRETT, JR.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Eston Elliott Garrett, Jr, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 30 day of June, 2017.

Notary Public
My Commission expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $246,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 30 day of June, 2017.

Notary Public
Commission Expires May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

CECILE P. WISER
1112 Clifton Ln Unit 18
Nashville TN 37204

Name and address of property owner:

CECILE P. WISER

True Copy Certification

I, JASON ROBINSON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Robinson
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], Colleen F. Stright, a notary public for this county and state, [name of person making certification] Jason Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Colleen F. Stright
Notary's Signature

My Commission Expires: 10-28-2019

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
COLLEEN F STRIGHT
Notary Public
FINDLAY TWP. ALLEGHENY COUNTY
My Commission Expires Oct 28, 2019