WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170058204 DEEDWARR
Recvd: 07/07/17 14:33 2 pgs
Fees: 13.00 Taxes: 691.90
20170707-0068577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SANDY BALENT

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY IN FACT
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John Garner and Mary Garner, Husband and Wife	Navy Federal Credit Union	07503001400
(NAME)	(NAME)	
533 Des Moines Dr.	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Vienna, VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Courtney Thomas and Chris Thomas, Wife and Husband, by and through their Attorney-In-Fact, Brooke Pruitte, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Garner and Mary Garner, Husband and Wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 on the Plan of Tulip Grove, Section 1, of record in Plat Book 3700, Page 106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Courtney Denise Litton, an unmarried woman, from George L. Thomas, III and Wife, Dora P. Thomas by Warranty Deed dated October 19, 2009 of record in Instrument No. 20091026-0098551, Register's Office for Davidson County, Tennessee. The said Courtney Denise Litton having since married and in n/k/a Courtney Thomas.

Power of Attorney documents executed by Courtney Thomas and Chris Thomas are being recorded simultaneously herewith in Instrument No. 20170707-0068575 and Instrument No. 20170707-0068576, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF TULIP GROVE, SECTION 1, OF RECORD IN PLAT BOOK 3700, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

unimproved ☐

This is improved ☑ property, known as 533 Des Moines Dr., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of July, 2017.

Courtney Thomas

Courtney Thomas

By: Brooke Pruitte attorney in fact

Brooke Pruitte, Attorney in Fact

Chris Thomas

Chris Thomas

By: Brooke Pruitte attorney in fact

Brooke Pruitte, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

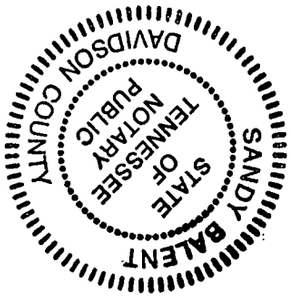
Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Brooke Pruitte, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Courtney Thomas, acting as that person's agent and attorney in fact, and the said Brooke Pruitte acknowledged that she executed the foregoing instrument as agent and attorney in fact for Courtney Thomas for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of July, 2017.

Sandy Balent

Notary Public,

My Commission Expires:
11-5-19



Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Brooke Pruitte, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Chris Thomas, acting as that person's agent and attonrey in fact, and the said Brooke Pruitte acknowledged that she executed the foregoing instrument as agent and attorney in fact for Chris Thomas for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of July, 2017.

Sandy Balent

Notary Public

My Commission Expires:
11-5-19

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

