File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170064613 DEEDWARR
Recvd: 07/27/17 14:22 2 pgs
Fees:13.00 Taxes:97.49
20170727-0076283

W & I Ref: (DM) Title No.: 58780

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy Suhadolnik Barbara A. Suhadolnik 126 Hearthstone Manor Circle Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 160150A02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$26,348.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Garrett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Suhadolnik and Barbara A. Suhadolnik, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hearthstone Manor Phase, II of record in Book 6200, page 144 amended in Book 6250, page 492, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy Suhadolnik and spouse, Barbara A. Suhadolnik by Warranty Deed from Larry L. Corn and spouse, Gay T. Corn, dated September 24, 2010 and recorded on September 27, 2010 of record in Instrument No. 20100927-0076726, Register's Office for Davidson County, Tennessee. By Warranty Deed dated August 24, 2012 recorded on August 28, 2012, of record in Instrument No. 20120828-0077625, said Register's Office, a forty percent (40% interest) in subject property was conveyed to Bob Garrett and spouse, Ann Garrett. The said Bob Garrett conveyed his interest in subject property to Ann Garrett by Quitclaim Deed dated October 17, 2015, recorded November 6, 2015, of record in Instrument No. 20151106-0113377, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 144, amended in Book 6250, page 492, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5409, page 485, Instrument No. 20060510-0054690, Instrument No. 20080624-0064983, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 126 Hearthstone Manor Circle, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of February, 2017.

Ann Garrett

State of Tennessee

County of Davidson

On this 10th day of February, 2017, before me the undersigned authority, personally appeared Ann Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

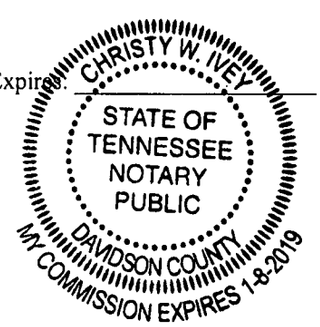
AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $26,348.00.

Affiant

Sworn and subscribed before me this 10th day of February, 2017.

My Commission Expires:



Notary