WARRANTY DEED

STATE OF ~~Williamson~~ PS Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

O-ZC-17-108

BILL GARRETT, Davidson County
Trans:T20170065308 DEEDWARR
Recvd: 07/31/17 10:45 2 pgs
Fees:13.00 Taxes:899.10
20170731-0077226

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Justin Garlock and Emmrial Worley	new owner	
(NAME)	(NAME)	**173-04-0A-012.00-CO**
108 Brian Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH DAVIS, JR. AND JENNA DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN GARLOCK AND EMMRIAL WORLEY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page 432 through 435, Inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Davis Jr. and Jenna Davis, husband and wife by Warranty deed from Bryant G. Tow and wife, Steffanie B. Tow of record in Instrument No. 20151130-0120434 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on November 30, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181, Page 986, Book 10548, Pages 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson, County, Tennessee;
- Charter of HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee;
- Deed(s) for common areas to HOA of record in Book 7473, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183 and Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee;
- Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Book 7189, Page 379, Book 9487, Page 978 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee;
- Deed(s) of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee;
- Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Brian Circle , Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 7TH DAY OF JULY, 2017.

Kenneth Davis, Jr.

Jenna Davis

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH DAVIS, JR., the within named bargainor, 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 official seal, this the 7TH of July, 2017.

Notary Public
My Commission Expires: FEBRUARY 2, 2018
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
CHRISTOPHER P LESTER
MY COMMISSION #FF088540
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNA DAVIS, the within named bargainor, 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 official seal, this the 7TH of July, 2017.

Notary Public
My Commission Expires: FEBRUARY 2, 2018
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
CHRISTOPHER P LESTER
MY COMMISSION #FF088540
EXPIRES February 2, 2018
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
Tennessee Title Services, LLC
7000 Executive Center Drive
Brentwood, TN 37027