BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20170067693 DEEDWARR
Recvd: 08/07/17 08:43 2 pgs
Fees: 13.00 Taxes: 2586.30
20170807-0080211

FROM: David W. Garrison and Erica K. Garrison
TO: Jessica R. Meehan A/K/A Jessica Morgan Meehan and Kathryn Ellen Sencabaugh

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jessica R. Meehan and Kathryn Ellen Sencabaugh 4509 Nebraska Avenue Nashville, Tennessee 37209	SAME	Map 103-4 Parcel 209

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $699,000.00.

Affiant

Subscribed and sworn to before me, this the 4 day of August, 2017.

Notary Public
My Comm. Expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN My Commission Expires November 5, 2019

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David W. Garrison and wife, Erica K. Garrison, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Jessica R. Meehan A/K/A Jessica Morgan Meehan and Kathryn Ellen Sencabaugh, Tenants in Common with Rights of Survivorship, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennesee, being Lot No. 5 of Block No. 17 on the Plan of a Part of Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David W. Garrison and wife, Erica K. Garrison, by deed from Jason Daniel Holleman and wife,

Margaret C. Holleman, of record as Instrument No. 20070417-0045724, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

2017 Metropolitan Government Taxes, which have been prorated.

This is improved property located at 4509 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 4th day of August, 2017.

David W. Garrison

Erica K. Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Garrison and Erica K. Garrison, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4833-5995-2460.1