# WARRANTY DEED

Bill Garrett Davidson County
Batch# 4996 DEEDWARR
09/26/2017 02:05:57 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20
20170926-0098560

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| M. Reed Sircy | Finworth Mortgage LLC An Ingbank Company | **172-15A-111** |
| (NAME) | (NAME) | |
| 1013 Cobble Place | 2106 Crestmoor Rd | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Nashville TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20172385 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Michael Todd Garrett and Chaslynn Garrett, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto M. Reed Sircy, an unmarried man, hereinafter called the 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, Tennessee, being Lot No. 56, on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, page 96, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Todd Garrett and Chaslynn Garrett, husband and wife, by Warranty Deed from Laura L. Mayfield and Barry L. Mayfield, wife and husband, dated August 27, 2015, and filed of record in Instrument No. 20150831-0088011, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions appearing of record in Book 9570, Page 22, and Book 9933, Page 153 and the By-Laws appended thereto, of record in Book 9570, Page 13, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1013 Cobble Place, Nashville, TN 37211
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of September, 2017

Michael Todd Garrett

Chaslynn Garrett By: Michael Todd Garrett, Attorney-in-Fact

Chaslynn Garrett, By: Michael Todd Garrett, Attorney-in-Fact

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Todd Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th of September, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee )
County OF Sumner )

Before me personally appeared Michael Todd Garrett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chaslynn Garrett, and who acknowledged that he/she executed the same as the free act and deed of Chaslynn Garrett.

Witness my hand, at office, this 25th of September, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY