THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712560** Bill Garrett Davidson County Batch# 9175 **DEEDWARR** 10/06/2017 09:25:30 AM 2 pgs Fees: $13.00 Taxes: $518.00 20171006-0102742	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2017. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Vollet and Mylinda Vollet 3514 Harpeth Springs Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 11400006700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin D. Garrison and Nancy E. Garrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua P. Vollet and Mylinda Vollet, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Land in Davidson County, Tennessee, beginning at an iron pin set, said pin being in the Northerly right of way of Charlotte Pike, and being Southeasterly corner of Claude Mines as recorded in Book 2965, Page 481, R.O.D.C.; thence leaving Charlotte Pike and with Easterly line of Mines the following calls; N 00 deg. 27'46" W, 370.31' to an iron pin set; S 89 deg. 16' 38" W, 127.20' to an iron pin found at the Northeasterly corner of Macario Lacap as recorded in Book 9645, Page 748, R.OD.C.; thence leaving Mines and the Northerly line of Lacap the following calls; S 89 deg. 16'38" W, 127.14' to an iron pin found; N 89 deg. 51'09" W. 126.09' to an iron pin found; S 89 deg. 36' 10" W, 123.20 to an iron pin found at the Northeasterly corner of James Sisk as recorded in Book 2965, Page 491, R.O.D.C.; thence leaving Lacap and with Sisk, N 89 deg. 47'39" W. 117.75' to an iron pin found at the Northeasterly corner of James Sisk as recorded in Book 3940, Page 642 R.O.D.C.; thence leaving Sisk and with the Northerly line of Sisk, N 85 deg. 21'44" W, 380.13' to an iron pin found in the Easterly line of B.B. Doubleday as recorded in Book 4685, Page 222, R.O.D.C.; thence leaving Sisk and with Doubleday, N 03 deg. 45'00" W, 380.04' to an iron pin set in the Southerly line of Thomas Bianconi as recorded in Book 7242, Page 593, R.O.D.C.; thence leaving Doubleday and with Bianconi, S 87 deg. 46'00" E, 1738.14' to an iron pin set; thence with Bianconi S 01 deg. 09'07" E, 28.80' to an iron pin set; thence leaving Bianconi and along a new line the following calls; N. 62 deg. 30'42" W, 40.94' to a fence post; N 76 deg. 39' 13" W, 12.46' to a 3" Hickory tree, N 88 deg. 52'03" W, 100.00' to a fence post; N 87 deg. 05'29" W, 103.06 to a fence post; N 89 deg. 53'02" W, 185.27' to a fence post; S 87 deg. 08'29" W, 142.86' to an iron pin found; S 00 deg. 04'45" E, 658.22' to an iron pin found in the Northerly right of way of Charlotte Pike; thence S 72 deg. 49'02" W, 137.02' to the point of beginning. Containing 11.32 acres, more or less, surveyed by Arrowhead Survey, October 24, 1997.

Being the same property conveyed by Warranty Deed from Angela Dawn Jackson, a single person to Edwin D. Garrison and Nancy E. Garrison, husband and wife, as recorded on the 16th day of May, 2016 in Instrument No. 20160516-

0048299; Warranty Deed from Floyd H. Smith and wife, Helen N. Smith to Angela Dawn Jackson, a single person, as recorded on the 18th day of July, 1997 in Deed Book 10533, Page 881 and Deed of Correction in Deed Book 10710, Page 72, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Easement for Electric Power Line, recorded in Book 787, Page 28.

This is unimproved property located at Charlotte Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2017.

Edwin D. Garrison by all his attorney in fact
Edwin D. Garrison
By: Allen Huggins, attorney-in-fact

Nancy E. Garrison by all his attorney in fact
Nancy E. Garrison
By: Allen Huggins, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allen Huggins,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Edwin D. Garrison and Nancy E. Garrison,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of October, 2017.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018