This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

THIS INDENTURE, made this 18 day of October, A.D., 2017, by and between

Megan N. Stayton An unmarried person

First Parties, and

Robert Garrison and Theresa Garrison, husband and wife,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

Land located in Davidson County, Tennessee, and being known and designed as all of Lot No. 230 on the Plan of Phase Two, Section D, Bridgewater, as shown on the plat of the same record in Instrument No. 20070419-0047123, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Megan N. Stayton, an unmarried woman by Warranty Deed from Clifford D. Latting and wife, Melinda Latting recorded on September 22, 2015, of record in Instrument No. 20150922-0096249, Register's Office for Davidson County, Tennessee.

OWNER:
Robert Garrison and Theresa Garrison
1969 Hawks Nest Drive
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 25448 **DEEDWARR**
11/14/2017 11:18:13 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20171114-0116917

RESPONSIBLE TAXPAYER:
New Owner

CLT # 098060A25600CO

MR-BR-8309794

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Megan N. Stayton

STATE OF North Carolina

COUNTY OF Buncombe

Personally appeared before me, Megan N. Stayton An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2017.

✓ Sharon C. Peek
Notary Public

My Commission Expires: ✓ 4/26/2019

MR-BR-8309794

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 310,000.00.

Jennifer Weller
Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 6 day of November, 2017.

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry
Signature of Notary Public

Tracey Perry
Printed Name of Notary

1-8-19
Commission Expiration

MR-BR-8309794