Bill Garrett Davidson County
Batch# 36733 DEEDWARR
12/13/2017 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20171213-0127105

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater is $ 410,000.00.

AFFIANT

Subscribed and sworn before me this the 12th day of December, 2017.

My commission expires:

NOTARY PUBLIC

WARRANTY DEED

This instrument prepared by:
Giles Title and Escrow Services, LLC
203 North 1st Street
Pulaski, TN 38478
File #2017353

Address of New Owner:
DEVEN V. PATEL
BETHANY L. PITTMAN
452 HIGH POINT TERRACE
BRENTWOOD, TN 37027

Send Tax Bills To:
New Owner

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

JAMES K. GARNER AND WIFE, TOMI J. MANNING-GARNER

HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO:

DEVEN V. PATEL AND WIFE, BETHANY L. PITTMAN

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 31 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James K. Garner and wife, Tomi J. Manning Garner by Warranty Deed dated March 12, 2015 from Jackson Valley Land Partner, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150316-0022280, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on plat of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument No. 20070322-0035003 and Instrument No. 20110713-0053717, Register's Office for Davidson County, Tennessee.

Subject to a storm water agreement of record in Instrument No. 20060512-0055724, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2018.

MAP & PARCEL 181100D03100CO

This is improved property known as: 452 High Point Terrace, Brentwood, TN 37027.

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, their heirs or assigns, forever, and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have 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, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular and use of any gender shall be applicable to all genders.

SUBSCRIBED AND SWORN BEFORE ME THIS THE 12th DAY OF DECEMBER, 2017.

JAMES K. GARNER

TOMI J. MANNING-GARNER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES K. GARNER AND WIFE, TOMI J. MANNING-GARNER, the bargainer(s) 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 and official seal this 12th day of December, 2017

My commission expires:

NOTARY PUBLIC

TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 22, 2019

STATE OF TENNESSEE
NOTARY PUBLIC
TERRY W. RISNER
COUNTY OF GILES

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-11-2020