Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court , Suite 202
Hendersonville, TN 37075
17-1315HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Brenda Hurtsan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of December, 2017

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Kayla R. Anderson
Notary Public
Commission Expires: 11-20-18

Bill Garrett Davidson County
Batch# 41699 DEEDWARR
12/27/2017 01:21:35 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20171227-0131275

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric M. Loomis 218 Engel Avenue Goodlettsville, TN 37072	First Choice Lending Services, LLC 9821 Cogdill Rd, Ste 2 Knoxville, TN 37932	018-11-0-013.00

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 OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Glenn Hoyt Garner and Carolyn H. Garner, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric M. Loomis, a single man, Steven F. Loomis and Dana K. Loomis, husband and wife

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. 29 on the Plan of Connell Estates, Section 2, as shown by plat of record in Plat Book 2900, Page 130, in Register's Office for Davidson Bounty, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Glenn Hoyt Garner and Carolyn H. Garner, husband and wife, by Warranty Deed from Jerry E. Litton and Angela Karen Litton, divorced, dated 5/29/92 and recorded 6/3/92 in Book 8641, Page 719, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 218 Engel Avenue, Goodlettsville, TN 37072.

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 we so covenant with the said GRANTEES that we 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of December, 2017.

Glenn Hoyt Garner

Carolyn H. Garner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenn Hoyt Garner and Carolyn H. Garner, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of December, 2017.

Notary Public
My Commission Expires: 9-22-26

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)