This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $595,000.00.

Affiant

Subscribed and sworn before me this the 5th day of April, 2018.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 76862 DEEDWARR
04/06/2018 10:56:52 AM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20180406-0032426

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William S. Garner 1804 Boscobel St Nashville, TN 37206	New Owner	083-14-0 322.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. KEVIN PATRICK LYNCH AND LEE ANN LYNCH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM S. GARNER ANNETTE D. GARNER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, Edgefield Land Co.'s First Subdivision, of record in Book 57, Page 130, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kevin P. Lynch and Lee Ann Lynch, husband and wife, by deed from Pinpoint Properties, LLC, a Tennessee Limited Liability Company, dated 12/03/2012, of record in Instrument No. 20121211-0114233, said Register's Office.

The said Kevin P. Lynch and Kevin Patrick Lynch are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1804 Boscobel St, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of April, 2018.

Kevin Patrick Lynch

Lee Ann Lynch
By: Kevin Patrick Lynch, Attorney-in-Fact
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, Kevin Patrick Lynch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of April, 2018.

My commission expires: 9/10/18

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of April, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Kevin Patrick Lynch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Ann Lynch by Specific POWER OF ATTORNEY dated February 20, 2018, and who acknowledged that he executed the same as the free act and deed of Lee Ann Lynch.

Witness my hand and official seal this 5th day of April, 2018.

My commission expires: 9/10/18

Notary Public