WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Hilderbrandt	ACCESS NATIONAL MORTGAGE	091070A00100CO
(NAME)	(NAME)	Bill Garrett Davidson County
5104 Michigan Avenue, Unit A	1800 ROBERT FULTON DR, STE 350	Batch# 82933 DEEDWARR
(ADDRESS)	(ADDRESS)	04/19/2018 03:30:58 PM 2 pgs
Nashville, TN 37209	RESTON, VA 20191	Fees: $13.00 Taxes: $1,239.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180419-0037132

FOR AND 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, WE, **Jeremy Jay Garner and Sara Morris Garner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hilderbrandt, unmarried man,** 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:

Being Unit A of 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for 5104 Michigan Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 200807030068907, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Reference is hereby made to the Plan filed as Exhibit "B" to said Declaration appearing in Instrument 200807030068907, and By-Laws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof as though copied herein for a more complete description of said Unit.

Being the same property conveyed to Jeremy Jay Garner and Sara Morris Garner, husband and wife by Warranty Deed dated 07/01/2015 from JHAS Properties Corp., a Tennessee Corporation of record in Instrument 201507080066079, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5104 Michigan Avenue, Unit A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 18th day of April, 2018.

Jeremy Jay Garner

Sara Morris Garner

State of Tennessee
County of Davidson

On this 18th day of April, 2018, before me, a Notary public in and for said County and State, personally appeared Jeremy Jay Garner and Sara Morris Garner, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.