This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 112279 DEEDWARR
07/03/2018 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180703-0064397

ADDRESS NEW OWNER:
Anthony Calzia
Janelle Calzia
4233 Saddlebrooke Place
Hermitage, TN 37076

SEND TAX BILL TO:
Franklin American Mortgage
6100 Tower Circle, Ste 600
Franklin, TN 37067

MAP/PARCEL 086-03-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven R. Garms, married, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **JANELLE B CALZIA AND ANTHONY W CAZLIA JR, WIFE AND HUSBAND, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Formerly a Portion of Powell Subdivision, Saddlebrooke of record in Plat Book 6250, Page 940, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Garms, a single person by Warranty deed from James Ballington, unmarried of record in Instrument No. 20151119-0117604 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 19, 2015.

David A. Garms having since died on January 31, 2018.

Being the same property conveyed to Rosemary by Affidavit of Heirship of record in Instrument No. 20180329-0029342 Register's Office for Davidson County, Tennessee, dated March 5, 2018 and recorded on March 29, 2018.

Being the same property conveyed to Steven R. Garms by Quitclaim deed from Rosemary Garms of record in Instrument No. 20180411-0033913 Register's Office for Davidson County, Tennessee, dated April 9, 2018 and recorded on April 11, 2018.

This property is not the principal residence of Grantor, therefore his spouse does not have to join in conveyance.

Being also known as 4233 Saddlebrooke Place Hermitage, Tennessee 37076.

This is improved property known as: **4233 Saddlebrooke Place, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, utility easements, zoning and planning ordinances.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of June, 2018.

WITNESS MY HAND on this the 27 day of June, 2018

Steven R. Garms

STATE OF OREGON
COUNTY OF Hood River

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Steven R. Garms,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: June 12, 2020

OFFICIAL STAMP
DILLON BORTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 951414
MY COMMISSION EXPIRES JUNE 12, 2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 28 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEALY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires July 7, 2020

File No: 180514

True Copy Certification

I, Alyssa Rayne, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

