THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 116450 DEEDWARR
07/13/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20180713-0068451

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren JeRee Faught and Kate Whitley Brosmer 1002 Loxley Dr. Nashville, TN 37211	CMG Mortgage, Inc 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	173-09-0A-321.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **FARRAH E. NICOLE MOORE GARLOCK AND DAVID THOMAS GARLOCK, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LAUREN JEREE FAUGHT, unmarried AND KATE WHITLEY BROSMER, unmarried**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784 (erroneously cited as Instrument No. 20050806-0094784 in prior Deed) in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Farrah E. Nicole Moore Garlock and David Thomas Garlock, wife and husband, by Warranty Deed, from Sonua Bohannon, an unmarried woman, of record on April 2, 2015, at Instrument No. 20150402-0028663, Davidson County Register of Deeds.

This property is commonly known as **1002 Loxley Dr., Nashville, TN 37211**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 12TH day of **July, 2018**:

David T. Garlock
David Thomas Garlock

Farrah E Nicole Moore Garlock
Farrah E. Nicole Moore Garlock

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 **DAVID THOMAS GARLOCK AND FARRAH E. NICOLE MOORE GARLOCK**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of July, 2018.

Notary Public

My Commission Expires: 5/31/22

N. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $228,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF JULY, 2018:

Notary Public

My Commission Expires: 3/13/22

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires