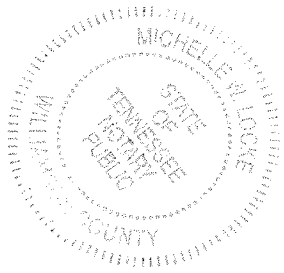
Bill Garrett Davidson County
Batch# 124062 DEEDWARR
08/02/2018 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180802-0075822

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Williamson The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Sandra Garretson Affiant Subscribed and sworn to before me, this 31st day of July 2018. Michelle W Locke Notary Public My commission expires: 9/20/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To : New owner	Map-Parcel Number
Sandra Garretson	3635 Bear Creek Pike	**160150A02800CO**
123 Hearthstone Manor Cir.	Thompsons Station TN	
Brentwood, TN 37064	37179	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ruth Mize, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sandra Garretson and Roland Garretson, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 28, as shown on the condominium site plan of Hearthstone Manor, Phase II, as of record in Book 6250, Page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description as described by the Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, as of record in Book 6424, Page 839 in Book 6600, Page 3, together with all easements, rights and appurtenances to said Residential Unit, granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, and amendments thereto.

Being the same property conveyed to Henry P. Minton and wife, Lois Minton by Warranty deed from Kenneth L. Spade and wife, Elizabeth K. Spade of record in Book 7050, page 674, Register's Office for Davidson County, Tennessee, dated November 18, 1986 and recorded on November 25, 1986.

Being the same property conveyed to Angie Lois Minton Scholes and husband, James A. Scholes by Quitclaim deed from Lois Minton (now Scholes) of record in Instrument No. 20021219-0156969 Register's Office for Davidson County, Tennessee, dated December 12, 2002 and recorded on December 19, 2002.

Being the same property conveyed to Ruth Mize by Executor's Quitclaim deed from Ruth Mize, as Executor of the Estate of Angie Lois Scholes of record in Instrument No. 20180604-0052985 Register's Office for Davidson County, Tennessee, dated May 28, 2018 and recorded on June 4, 2018.

This is **improved** property known as **123 Hearthstone Manor Cir., Brentwood, TN 37064.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July 2018.

Ruth Mize

Ruth Mize

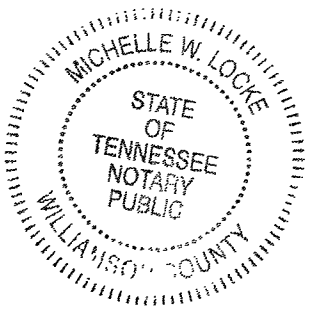
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ruth Mize, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 31st day of July 2018.

Michelle W Locke

Notary Public
My Commission Expires: 9/29/21



SolomonParks File No. 18-001291-525

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

