THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180716923

Bill Garrett Davidson County
Batch# 127846 DEEDWARR
08/13/2018 08:26:38 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180813-0079323

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2018.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald C. Garland 639 Harpeth Bend Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-15-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly A. Brown and Ronald C. Garland, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald C. Garland , a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section I, Harpeth Valley Park of record in Plat Book 3600, Pages 93 and 94, 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 Kimberly A. Brown by Warranty Deed from Gary K. Hargis, Sr. and wife, Pamela Cates-Hargis, of record in Instrument No. 20110325-0023136, Register's Office for Davidson County, Tennessee, dated March 25, 2011 and recorded on March 25, 2011, as corrected by Scrivener's Affidavit of record in Instrument No. 20110623-0048359, Register's Office for Davidson County, Tennessee.

Ronald C. Garland joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Kimberly A. Brown.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Subject to all matters shown on the Plan of record in Plat Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3857, Page 858, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Common Driveway Easement Agreement of record in Book 5267, Page 454, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 639 Harpeth Bend Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2018.

Kimberly A. Brown

Ronald C. Garland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly A. Brown and Ronald C. Garland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON