WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018.

Notary Public
COMMISSION EXPIRES: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maggie Kate McPeak	SAME	131-01-0D-200.00-C
(NAME)	(NAME)	
5025 Hillsboro Pike Apartment 22 - M		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 157292 **DEEDWARR**
11/07/2018 10:22:46 AM 2 pgs
Fees: $13.00 Taxes: $841.75

20181107-0110260

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, **Jay Alan Garner and Karen C. Garner, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maggie Kate McPeak, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain property known as Unit 200, also known as Apartment, 22-M, on the plan of Georgetown Condominium Apartments of record in Plat Book 5200, Page 4, Register's office for Davidson county, Tennessee, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, Inc., a horizontal property regime established by Master Deed of record in Book 5211, Page 325; as amended in Book 5616, Page 133 and in Book 6079, Page 516, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Jay Alan Garner and Karen C. Garner, husband and wife by Deed dated September 30, 2015 from Kristen Lynn Richardson, unmarried, recorded October 6, 2015, in Instrument Number 201510060101929, in the Official Records of 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.

This is Improved property, known as 5025 Hillsboro Pike, Apartment 22 - M Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 544-18
Warranty Deed Individual LES rev. 09-2018

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. successors 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, 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 30th day of October, 2018.

Jay Alan Garner by Scott Pettus, his Attorney in Fact

Jay Alan Garner
By: Scott Pettus, Attorney in Fact

Karen C. Garner by Scott Pettus, her attorney in fact

Karen C. Garner by Scott Pettus, Attorney in Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Pettus with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Jay Alan Garner and Karen C. Garner and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 30th day of October, 2018.

Notary Public

My Commission Expires: 5/6/2019

