WARRANTY DEED JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2018. Notary Public MY COMMISSION EXPIRES: 7/5/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Southland Law Group, PLLC 7101 Executive Center Dr., Suite 151 Brentwood, TN 37027		
ADDRESS NEW OWNER AS FOLLOWS: Florian B. Garnier and Britteni M. Garnier 1104 Overton Street Old Hickory, TN 37138	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO.(S) 044-15-0-403.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Eric B. Stewart and Jill Elizabeth Faccia, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Florian B. Garnier and Britteni M. Garnier, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 20, Section B, on the Plan of E. I. Dupont De Nemours and Company's Subdivision of Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for said County. Said Lot 20 fronts 58 feet on the westerly side of Overton Street and runs back between parallel lines, 88.2 feet to a dead line.

Being the same property conveyed to Eric B. Stewart and Jill Elizabeth Faccia, husband and wife by Warranty Deed dated 03/27/2015 from Jill Miller Hall, married of record in Instrument 201504020028788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1104 Overton Street, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with the

Karen Y Johnson Davidson County
Batch# 162228 DEEDWARR
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Fees: $13.00 Taxes: $1,147.00
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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 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 my/our hand(s) this the 14th day of November, 2018.

Eric B. Stewart

Jill Elizabeth Faccia

STATE OF Oregon

COUNTY OF Multnomah

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Eric B. Stewart and Jill Elizabeth Faccia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of November, 2018.

Notary Public Heather Nicole Tianen

My Commission Expires: 01/08/2022

(SEAL)

OFFICIAL STAMP
HEATHER NICOLE TIANEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 970160
MY COMMISSION EXPIRES JANUARY 08, 2022