Karen Johnson Davidson County
Batch# 240047 DEEDWARR
06/06/2019 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190606-0054327

SolmonParks File No. 19-000114-528

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$355,000.00~~ $350,000.00 CRG.

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Garner	New Owner	05600006300
4422 Pecan Valley Road		
Nashville, TN 37218		

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,

Chad Brothers and Lara M. Brothers, husband and wife

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

James Garner, Married Man

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

Being a tract of land on the southerly margin of Pecan Valley Road, being all of the property described in Deed Book 7621, page 344, Register's Office for Davidson County, Tennessee, and further described according to a Mortgage Loan Inspection by Campbell Surveying Co. Inc., dated December 23, 1992, as follows:

Beginning at a point in the southerly margin of Pecan Valley Road, saic point being located at the northwest corner of the Al Johnson Tract (Deed Book 7306, page 790) and the northeast corner of the herein described tract; thence leaving said margin of said Road South 15 deg. 30 min. 16 sec. East 1,025.4 feet to a point; thence South 81 deg. 34 min. 26 sec. West 46.0 feet to a point; thence South 48 deg. 31 min. 00 sec. West 200.24 feet to a point; thence North 15 deg. 34 min. 49 sec. West 968.4 feet to an iron pin in the southerly margin of Pecan Valley Road; thence with

said margin of said Road North 43 deg. 07 min. 28 sec. East 267.11 feet to the point of Beginning.

Being the same property conveyed to Chad Brothers and Lara M. Brothers by Warranty deed from Kimberly Ann Clark, unmarried of record in Instrument No. 20150417-0034502 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 17, 2015.

Being also known as 4422 Pecan Valley Road Nashville, Tennessee 37218.

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 Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 3rd day of June, 2019.

Chad Brothers

Lara M. Brothers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chad Brothers and Lara M. Brothers, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of June, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000114-

SP 11/2015

True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)