THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1954
Parcel ID: 155-15-0A-026.00-C

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

RETURN

Property Address:
4708 Holly Springs Road, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
OWNER

Address of New Owner:
Laura A. Filingo
4708 Holly Springs Road
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JOHN D. GARRISON a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **LAURA A. FILLINGO, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 26, SECTION 1, STONEMEADE, as shown on plat of record in Plat Book 6900, pages 800 and 801, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

VIRGINIA FAYE WILLIAMS (A/K/A VIRGINIA F. WILLIAMS) a widow, and SUSAN S. SWYGERT, a married woman, recorded July 17, 2014, in Instrument Number 20140717-0063268, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 4708 Holly Springs Road, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 800, Register's Office for Davidson County, Tennessee.

3. Utility Easement as contained in Book 8649, page 174, and Book 9740, page 967, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 7920, page 728, Registers office for Davidson County, Tennessee.

5. Bylaws for Homeowners Association of record in Book 8517, page 992, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 49, Book 8810, page 840, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 255144 DEEDWARR
07/11/2019 08:51:34 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190711-0067478

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Julie E. Garrison, wife of John D. Garrison, joins in this conveyance for the purpose of relinquishing any right, title or interest, she may have in said real estate by virtue of her marriage to John D. Garrison.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 10 day of July, 2019.

JOHN D. GARRISON

JULIE E. GARRISON

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 **JOHN D. GARRISON and JULIE E. GARRISON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 10 day of July, 2019.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-4-23

2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $365,000.00.

Affiant

SWORN TO and subscribed before me on this 10 day of July, 2019.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 1-6-20