 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $50,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2019. Notary Public My commission expires: May 9, 2021

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Garner	James Garner	05600005800
4410 Pecan Valley Road	4410 Pecan Valley Road	
Nashville, TN 37218	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 wife, Lara Brothers

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

James William Garner, A 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:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Pecan Valley Road, said pin being South 43 degrees 07 minutes 28 seconds West, 534.22 feet from the northwest corner of the property conveyed to J. Frank Baker and wife by deed of record in Book 3835, page 267 of the Register's Office for Davidson County, Tennessee; Thence South 14 degrees 59 minutes 42 seconds East 975.18 feet to an iron pin; Thence, South 48 degrees 31 minutes 00 seconds West, 150.0 feet to an iron pin; Thence, South 63 degrees 39 minutes 26 seconds West, 76.63 feet to an iron pin; Thence, North 19 degrees 03 minutes 07 seconds West, 866.89 feet to an iron pin in the southerly margin of Pecan Valley Road; Thence, with the southerly margin of Pecan Valley Road, North 38 degrees 26 minutes 08 seconds East, 250.0 feet to an iron pin; Thence, North 43

Karen Johnson Davidson County
Batch# 258278 DEEDWARR
07/17/2019 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20190717-0070010

degrees 07 minutes 28 seconds East, 82.36 feet to the point of beginning, containing 5.22 acres, more or less.

Being the same property conveyed to Dennis Mangan and wife, Delphine Mangan by Warranty deed from John Robert Pfeiffer, an unmarried person of record in Instrument No. 20150423-0036527 Register's Office for Davidson County, Tennessee, dated April 22, 2013 and recorded on April 23, 2013. (Value of consideration shown in aforementioned deed $58,000.00.)

Being the same property conveyed to Chad Brothers and wife, Lara Brothers by Quitclaim deed from Dennis Mangan and wife, Delphine Mangan of record in Instrument No. 20190117-0005155 Register's Office for Davidson County, Tennessee, dated January 4, 2019 and recorded on January 17, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4410 Pecan Valley Rd. Nashville, Tennessee 37218.This is ☐ improved ☐ unimproved property known as **4410 Pecan Valley Road, Nashville, TN 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 July, 2019.

Chad Brothers

Lara 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 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 July, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)