Name and Address of New Owner:
Sara Marquette
7012 Bonnafair Drive
Hermitage, TN 37076
Send Tax Bills To:
Sara Marquette

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 263055 DEEDWARR
07/29/2019 08:28:38 AM 2 pgs
Fees: $13.00 Taxes: $969.40
20190729-0074076

Map & Parcel No: 074-08-0-146.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Grant Montgomery Garland, and spouse, Virgilia McClain Garland**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara A. Marquette, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 737, on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grant Montgomery Garland, unmarried and Virgilia McClain, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Susan F. Newton and husband, Brian J. Newton recorded January 06, 2015, of record in Instrument No. 20150106-0001331, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 7012 Bonnafair Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of July, 2019.

Grant Montgomery Garland

Virgilia McClain Garland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2019, before me personally appeared Grant Montgomery Garland and Virgilia McClain Garland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2019.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $262,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this
24th day of July, 2019.

Notary Public
My commission expires: 3-8-22
File No. 2019-457