This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 310064 DEEDWARR
11/04/2019 09:46:02 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20191104-0113222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 30th day of October, 2019.

Notary Public
My commission expires: 11/08/22

Address of New Owner:	Send Tax Bills to:	Tax Information
DANNY NEWMAN 3908 BONNAFORD DRIVE HERMITAGE, TN 37076	NEW OWNER	075-13-0 172.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN LEIGH NORRIS NOW GARNER AND HUSBAND, JASON DANIEL GARNER,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **DANNY NEWMAN, UNMARRIED,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 58 ON THE PLAN OF HERMITAGE HILLS, AS OF RECORD IN PLAT BOOK 2900, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HERBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ERIN LEIGH NORRIS BY WARRANTY DEED DATED APRIL 25, 2007, FROM BELINDA J. KINCAID, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20070504-0054122, DAVIDSON COUNTY REGISTER OF DEEDS.

ERIN LEIGH NORRIS HAVING SINCE MARRIED TO JASON DANIEL GARNER WHO JOINS IN THE EXECUTION OF THIS DOCUMENT TO CONVEY HIS MARITAL INTEREST, IF ANY, IN THE SUBJECT PROPERTY.

This property is improved property known as 3908 BONNAFORD DRIVE, HERMITAGE, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments,

covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of October, 2019.

ERIN LEIGH NORRIS GARNER

JASON DANIEL GARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ERIN LEIGH NORRIS GARNER AND JASON DANIEL GARNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 30th day of OCTOBER, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL) BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON