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Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 314251 DEEDWARR
11/12/2019 11:43:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20191112-0116403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2019.

Notary Public
My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2019-318

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dawn Radford	LEGACY HOME LOANS LLC	
4809 Briarwood Drive	4004 HILLSBORO PIKE	146-04-0-152.00
Nashville, TN, 37211	STE 216B	
	NASHVILLE, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jacqueline Swartz Garneau and husband, Randall J. Garneau,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dawn Radford, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Elysian Meadows addition, Section Two, as of record in Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacqueline Swartz by Warranty deed from James A. Ramsey, Jr., married of record in Instrument No. 20061127-0146044 Register's Office for Davidson County, Tennessee, dated November 22, 2006 and recorded on November 27, 2006.

Randall J. Garneau, spouse of Jacqueline Swartz Garneau, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4809 Briarwood Drive, Nashville, TN 37211.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to

warrant and forever defend the title to the said land to the 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 our hands this 8th day of November, 2019.

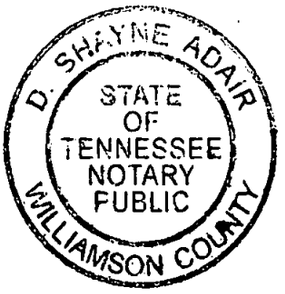
Jacqueline Swartz Garneau

Randall J. Garneau

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 Jacqueline Swartz Garneau and Randall J. Garneau, 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.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 2019.



D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022