WARRANTY DEED

Karen Johnson Davidson County
Batch# 332891 DEEDWARR
12/20/2019 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20191220-0131674

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2019

Notary Public

MY COMMISSION EXPIRES: March 05, 2023

(AFFIX SEAL)

KRISTIN L BROWN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Garrett Tammy Garrett		148020094.00
(NAME)	(NAME)	
1722 Mckinley Place		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gary D. Armstrong and Mary C. Armstrong,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joe Garrett and Tammy Garrett, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Mangum Heights Subdivision, as of record in Instrument Number 20041216-0149686 in the Register's Office for said County.

Being the same property conveyed to Garry D. Armstrong and wife, Mary Catherine Armstrong by Warranty Deed dated April 4, 1979 from James Paul Cooper and wife, Patricia C. Cooper of record in Book 5269, Page 612 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3708 Ezell Rd., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 20th day of December, 2019.

Gary D. Armstrong

Mary C. Armstrong
by her attorney in fact Gary D. Armstrong POA

State of Tennessee
County of Rutherford

Personally appeared before me Gary D. Armstrong, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2019.

Notary Public Kristin L. Brown
My Commission Expires: March 05, 2023

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Gary D. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Mary C. Armstrong and further acknowledged that he/she executed the same as the free act and deed of said Mary C. Armstrong, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Mary C. Armstrong, and appearing of record in Instrument No. 20051213-0149809, in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at Office in Murfreesboro, Tennessee.

Notary Public
My Commission Expires: 3-5-23

KRISTIN L BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

File No.: 23743

True Copy Certification

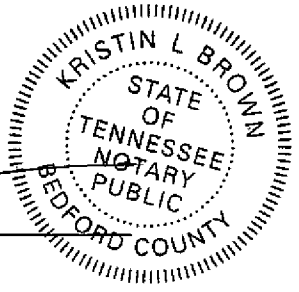
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 3-5-23