Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 405871 **DEEDWARR**
05/26/2020 03:35:51 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20200526-0054196

39-B
File #20-1190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline Jones and Preston Jones, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas M. Haggerty, unmarried and Megan R. Garry, unmarried, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 14 on the Map of D.M. Mincy's Addition to Flat Rock, as of record in Book 547, Page 24, Davidson County, TN, Register's Office, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Caroline Jones and Preston Jones, wife and husband by deed from Allen Perry and Leah Perry, husband and wife, dated October 31, 2017, of record in Inst No. 20171102-0112361, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3507 A Sanford Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Megan Garry
3507 A Sanford Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
SWBC Mortgage
9311 San Pedro Avenue
Ste 100
San Antonio TX 78216

TAX MAP-PARCEL #:
133-06-0-281.00

RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: O VRES 20 3507A
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

WITNESS THE EXECUTION HEREOF this 19 day of May, 2020.

Preston Jones

State of TEXAS
County of TARRANT

On this 19 day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Preston Jones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2-15-2023

LONI VERONICA BURTON
My Notary ID # 131895323
Expires February 15, 2023

WITNESS THE EXECUTION HEREOF this 19 day of May, 2020.

Caroline Jones

State of Georgia
County of Gwinnett

On this 19 day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Caroline Jones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: Feb 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 499,900.00.**

Affiant

Sworn and subscribed before me on this the 21st day of May, 2020.

Notary Public

My Commission Expires: 1/3/23