BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 472901 **DEEDWARR**
09/10/2020 09:21:01 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20200910-0103026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Alexandra T. Sloan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF September, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandra T. Sloan	New Owner	
(NAME)	(NAME)	
2890 Lower Walkers Creek Rd		017 00 0 119.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BRIAN GARNER, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRA T. SLOAN AND STEPHEN J. SLOAN, WIFE AND HUSBAND** 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:

Tract I: BEGINNING at a large stone in the end of a dry branch on the South side of Lower Walker's Creek Road, at the Southwest corner of Mrs. Harris' property; running thence North 44 degrees W. 144 feet to an elm tree; thence S. 31 112 degrees W. 113 feet to a hub; thence running S. 87 deg. E. 156 feet to the point of beginning, containing .18 of an acre according to a survey made by A. D. Andrews on July 20, 1957.

Tract II: BEGINNING at a hub on the South side of Lower Walker's Creek Road; running thence N. 31 1/2 degrees E. 8 feet to a point; thence N. 37 1/2 degrees W. 82 feet to a spike in the center of Lower Walker's Creek Road; thence N. 34 degrees E. 106 feet (shown as .06 feet in previous deed, but shown as 106 feet in other deeds in chain of title) to a spike in said Road; thence S. 38 degrees E. 93 feet to an elm tree; thence S. 31 1/2 degrees W. 113 feet to the point of beginning.

Being the same property conveyed to Brian Garner, Single Man, by Warranty Deed from Carl R. Moss and Wife, Patricia L. Moss, of record in Instrument No. 20180524-0049830, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018 and recorded on May 24, 2018.

This was never the principal place of residence for the Grantor

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2890 Lower Walkers Creek Rd, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 hand this 8th day of September, 2020

BRIAN GARNER

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 Brian Garner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September, 2020.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public