Karen Johnson Davidson County
Batch# 528622 DEEDWARR
12/10/2020 10:00:16 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20201210-0144328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Parker	SWBC Mortgage Corp.,	Parcel ID: 103-04-0-289.00
(NAME) 300 Sentinel Dr	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Freddie Garrette, Trustee of the Garrette Family Irrevocable Trust dated December 16th, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Parker, a single man**, 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:

The following described real estate in the State of Tennessee, Davidson County being more particularly described as follows:

Being Lot No. 89 on the Plan of Valley View Subdivision, Section 3, as of record in Book 2330, page 148, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 89 fronts 50 feet on the easterly side of Sentinel Drive and runs back between parallel lines 187.6 feet to a dead line.

Being the same property conveyed to Delois Brenda Garrette, By Warranty Deed from Ray K. Meyers and wife, Regina G. Myers dated February 28, 1975 recorded March 04, 1975, of record in Book 4893, Page 279 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Freddie Garrette, Trustee of the Garrette Family Trust, By Quitclaim Deed from Freddie Garrette and Betty Jaqueline Garrette, as Heirs-At-Law and Freddie Garrette, Administrator of the Estate of De-Lois B. Garrette dated August 10, 2018 recorded August 16, 2018, of record as Instrument No. 20180816-0081362 Register's Office for Davidson County, Tennessee.

Return to:
Surety Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]shville, TN 37212
File #: SM-SB-VRES-20-300

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 300 Sentinel Drive, Nashville, TN 37209

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 4th day of December, 2020

Garrette Family Irrevocable Trust dated December 16th, 2016

BY: _____

Freddie Garrette, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Freddie Garrette with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustee of the Garrette Family Irrevocable Trust dated December 16th, 2016,the within named bargainor, and that they as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2020.

_____

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024