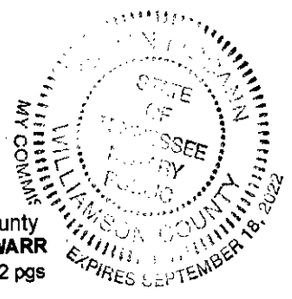
G#34819-2

WARRANTY DEED



Karen Johnson Davidson County
Batch# 666113 DEEDWARR
06/28/2021 09:37:42 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210628-0086972

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2021.

Notary Public

My commission expires: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sarah Elise Davis and Jason Morant	**"New Owners"**	**042 13 0 033 00**
204 Foxboro Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert E. Garrett Jr and Barbara Eagan Garrett, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Elise Davis and Jason Morant, 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:

LAND in Davidson County, Tennessee, being Lot No. 46 on the Plan of Hedgewood Hills, Section 1, as of record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee.

BEGINNING on the northeasterly margin of Vanoke Drive at the corner of Lot Nos. 45 and 46; thence, with the line between said two lots northeastwardly 248.5 feet; thence, with North 72° 01' East 94.45 feet to the westerly margin of Foxboro Drive; thence, with the same southerly 271.13 feet to the beginning of a curve; thence, around said curve having a radius of 25 feet southwesterly 39.27 feet to the northeasterly margin of Vanoke Drive; thence, with same northwesterly 144.32 feet to the BEGINNING.

BEING all of the same property conveyed to George E. Blackwood and wife, Alice S. Blackwood, by Warranty Deed dated October 7, 1977, from William L. Taylor and wife, Ollie Taylor, of record in Book 5206, Page 807, Register's Office for Davidson County, Tennessee. The said William L. Taylor died leaving Alice S. Blackwood as the surviving tenant by the entirety. The said property was further conveyed to Robert E. Garrett, Jr., and wife, Mary F. Garrett, as tenants by the entirety, by Quitclaim Deed dated May 12, 1999, from Alice S. Blackwood, surviving tenant by the entirety, of record in Book 11478, Page 687, said Register's Office. The said Mary F. Garrett having died leaving Robert E. Garrett, Jr., as the surviving tenant by the entirety. The said property was further conveyed to Robert E. Garrett, Jr., and wife, Barbara Eagan Garrett, as tenants by the entirety, by Quitclaim Deed dated February 21, 2011, from Robert E. Garrett, Jr., and Robert M. Pautienus, III, Trustee, of record in Instrument No. 20110223-0014867, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS instrument is being executed on behalf of Robert Edward Garrett, Jr., pursuant to a Durable Power of Attorney executed by him on the 21st day of February, 2011, of record in Instrument No. 20210618-0082390, Register's Office for Davidson County, Tennessee.

THE said Robert Edward Garrett, Jr., and Robert E. Garrett, Jr., being one and the same person.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3180, Page 51, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired; and,

3) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **204 Foxboro Drive, Madison, TN 37115**.

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 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 hand(s) this **25th** day of **June, 2021.**

Robert E Garrett, Jr
By: Barbara Eagan Garrett as Attorney In Fact
Robert E. Garrett Jr By Barbara Eagan Garrett, as Attorney-In-Fact

Barbara Eagan Garrett
Barbara Eagan Garrett

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Barbara Eagan Garrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Robert E. Garrett Jr,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert E. Garrett Jr,** for the purpose therein contained, by signing the name of **Robert E. Garrett Jr,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Hendersonville, Tennessee, this **25th** day of **June, 2021.**

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, **Barbara Eagan Garrett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **June, 2021.**

My Commission Expires: 11/8/21

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON