Karen Johnson Davidson County
Batch# 802410 DEEDWARR
02/09/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220209-0014843

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this 28 day of January, 2022. Notary Public My commission expires: 8-20-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madilyn Garrison and Gary Garrison	**Amerisave Mortgage Corp.**	**117-07-0M-017.00-CO**
2045 Stokes Lane	**3525 Piedmont Rd NE, 8 Piedmont Center, Suite 600**	
Nashville, TN 37215	**Atlanta, GA 30305**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Neil Webb and Elizabeth Webb, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Madilyn Garrison, an unmarried person, and Gary Garrison, a married person, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 2045, on the plan of Fairsted Park Condominiums, a horizontal property regime established by the Master Deed of record in Instrument No. 20021121-0145225, and as amended in Instrument No. 20030328-0041138, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and being located upon Lot 2 on the plan of Resubdivision of Woman's Club of Nashville, more particularly described in Plat Book 6200, page 383, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Neil Webb, a single man by Warranty deed from Eugene Stephens, married of record as Instrument No. 20121114-0105018, Register's Office for Davidson County, Tennessee; the said Neil Webb having since married Elizabeth Webb, and the said Elizabeth Webb joins in the execution of this instrument to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as **2045 Stokes Lane, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of January, 2022.

Neil Webb

Elizabeth Webb

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, Neil Webb and Elizabeth Webb, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of January, 2022.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000504-528

SP 11/2015

Tennessee Certification of Electronic Document

I, John L. Bibb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 28, 2022 (date of document).

Affiant Signature

January 28th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 28th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY