THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1022199 DEEDWARR
07/03/2023 10:28:32 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20230703-0050642

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Tomlin Wagner Trust 148 Brighton Close Nashville TN 37205	The Tomlin Wagner Trust 15821 Ventura Blvd., Ste 370 Encino, CA 91436	Tax Parcel ID No. 104 13 0F 148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **W. Lewis Garrison Jr and Remy C. Garrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Tomlin Wagner Trust u/a/d June 9, 2015**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Unit No's. 147, 148, 149 & 150 Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property Regime, of record in Book 7900, Page 136, amended in Book 9700, Page 180 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to W. Lewis Garrison, Jr and Remy C. Garrison, by Warranty Deed from Mary G. Shrader and husband, Richard Shrader, of record in Instrument No. 20221013-0112206, in the Register's Office of Davidson County, Tennessee, dated October 03, 2022, and recorded on October 13, 2022.

Being the same property conveyed to Mary G. Shrader and husband, Richard Shrader, by Warranty Deed from Henry L. Obersteadt and wife, Mary I. Obersteadt, of record in Instrument No. 20150803-0076539, in the Register's Office of Davidson County, Tennessee, dated July 30, 2015, and recorded on August 03, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Unit No's. 147, 148, 149 & 150 Brighton Close, Phase II, a Planned Unit Development, a Horizontal Property Regime, as recorded in Book 7900, Page 136, as amended in Book 9700, Page 180.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7552, Page 108, as amended in Book 7557, Page 621, Book 7807, Page 500, Book 8561, Page 812, Book 8561, Page 819, Book 8561, Page 824, Book 8561, Page 829, Book 8561, Page 834, Book 8561, Page 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, Instrument No. 20001003-0098148, Instrument No. 20141202-0110443, Instrument No. 20150430-0039030; Book 7670, Page 280, as amended in Book 7871, Page 343; Book 7803, Page 458 and Book 8273, Page 884. Attorney's Certificate recorded in Book 10111, Page 31.

This is improved property located at 148 Brighton Close Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023.

W. Lewis Garrison Jr. by Remy C. Garrison, Attorney-in-Fact

Remy C. Garrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Remy C. Garrison, 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, and who further acknowledged that she is the Attorney-in-Fact for W. Lewis Garrison Jr., and that she is authorized by W. Lewis Garrison Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of June, 2023.

Notary Public
My Commission Expires: _____

