Davidson County DEEDWARR
Recvd: 11/26/01 14:16 2pgs
Fees:13.00 Taxes:554.37
20011126-0128653

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WARRANTY DEED

This Indenture made this **19th** day of **November, 2001** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Victor Garcia, unmarried, and Iris Soto-Nunez, unmarried, joint tenants with right of survivorship ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Five, Meadow Woods of record in Instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Butler Developers, LLC of record in Book 11511, page 370, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on subdivision plat of record in Instrument No. 20010605-0058130 of record in Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 11387, page 931, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in 20010830-0094506, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 4706, page 288, Book 4457, page 350, page 6938, page 738 and Book 437, page 38, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davdison County, Tennessee.

Improved property known as 817 Post Oak Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **19th** day of **November, 2001.**

Jerry Butler Builders, LLC

Jerry Butler by

Jerry Butler, Managing Partner

attorney for

County of Davidson

State of Tennessee

On the 19th day of November, 2001, before me personally appeared Jennifer R. Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry Butler, as his/her attorney in fact and acknowledged that Jennifer R. Pierce executed the same as the free act and deed of the said Jerry Butler. Said Power of Attorney being recorded in Book __**_____, page _**______, Register's Office for said County and State.

**INSTRUMENT NUMBER 20011126 0128652

NOTARY PUBLIC

MY COMMISSION EXPIRES:____________

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $149830

Affiant

Subscribed and sworn before me this 19th day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____________

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 29, 2...

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Victor Garcia
817 Post Oak Drive
Antioch, Tennessee 37013

Send Tax Bills to:
TransLand Financial Services, Inc.
2700 Westhall Lane, Suite 210
Maitland, Florida 32751

Map & Parcel Number:

Map 164 Group 16-A Parcel 125