Davidson County DEEDWARR
Recvd: 03/03/05 14:24 2 pgs
Fees:13.00 Taxes:307.10

20050303-0023769

WARRANTY DEED

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$83,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2005.

Notary Public

My commission expires: 11/22/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brenda L. Garcia	First Franklin	**Map 086-1, Parcel 025.00**
6003 Baltic Drive	150 Allegheny Center Mall	
Hermitage, TN 37076	Pittsburgh, PA 15212	

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

Merritt L. Chaplin, Jr. and wife, Tana N. Chaplin

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

Brenda L. Garcia, single

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. 117 on the Plan of Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Merritt L. Chaplin, Jr. and wife, Tana N. Chaplin by Deed from Larry F. Thompson and wife, Carolyn Thompson, of record in Book 10015, Page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **6003 Baltic Drive, Hermitage, TN 37076**

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 convenant 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 **28th** day of **February, 2005.**

Merritt L. Chaplin, Jr.

Tana N. Chaplin

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 **Merritt L. Chaplin, Jr. and wife, Tana N. Chaplin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **February, 2005.**

Notary Public

KATHY HAND NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-19-08

Return to:
Advantage Title
109 Kenner Ave
Nashville, TN 37205
#1554