Box 604
Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/05 09:56 2 pgs
Fees:13.00 Taxes:677.10

20050519-0056457

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$183,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of May, 2005

Notary Public
My Commission expires: 9/9/06
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dak K. Chul	Argent Mortgage Company, LLC	149-03-0-A-024.00CO
1504 Grovesnor Court	333 Westchester Avenue, 1st Floor	
Antioch, TN 37013	White Plains, NY 10604	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anthony R. Garcia and wife, Melissa L. Garcia**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bronica A. Amom, a single person and Dak K. Chul, a single person, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 101 on the plan of Section Two, Chelsea Village Addition, of record in Plat Book 7900, page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony R. Garcia and wife, Melissa L. Garcia, by deed from George Barry Jones and wife, Kimberly L. Jones, on April 23, 2004, of record in Instrument Number 20040429-0048592, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 903, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, page 329; and Book 8083, page 386; and Book 8842, page 434; and Book 9492, page 747; and Book 9764, page 334; and Book 9772, page 887; and Book 9858, page 386; Book 9988, page 473; and Book 10117, page 532, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 8813, page 192, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 8838, page 542; and Book 9991, page 914, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9503, page 493, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1504 Grovesnor Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 12, 2005.

Anthony R. Garcia

Melissa L. Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anthony R. Garcia and wife, Melissa L. Garcia** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 12, 2005.

My commission expires 8/2/10

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY ANDREW H. MALONE