Record 1st

File No. 250501903

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 10:59 2 pgs
Fees:13.00 Taxes:554.63
20051005-0119898

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANDREW J. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Garcia	Jose Garcia	149-01-0-B-059.00
(NAME) 813 Billings Gate Court	(NAME) 813 Billings Gate Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, David Carter, Chief Manager of **Blossom Trace LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Garcia, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 278 on the Plan of Piccadilly Square, Phase III, as shown by plat of record in Plat Book 6250, Page 892-894, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Blossom Trace LLC, by Quitclaim Deed from Leticia Wright Halton of record at Instrument No.20050929-0117174, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 892, and Book 6250, Page 893, and Book 6250, Page 894 Register's Office of said County.

Restrictive Covenants of record in Deed Book 6236, Page 683, amended in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, and in Book 8083, Page 386 Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.
Amendment to Articles of Incorporation of record in Book 6295, Page 549, and Book 6300, Page 423.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 813 Billingsgate Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), I 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 our hands this 30th day of September, 2005.

Blossom Trace LLC

By: David Carter, Chief Manager
David Carter, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

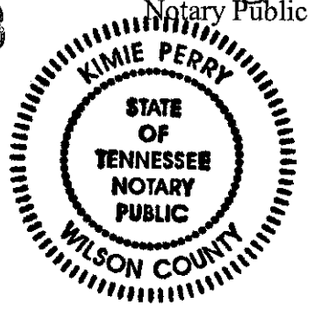
Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Carter with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Blossom Trace, LLC the within named bargainer, a corporation, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by David Carter as such Chief Manager.

Witness my hand and Official Seal this 30th, day of September, 2005.

My Commission Expires:

EXPIRATION DATE: 10-12-08

Notary Public



File Number: 250501903

RETURN TO:
Cumberland Title
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Mt. Juliet, TN 37122