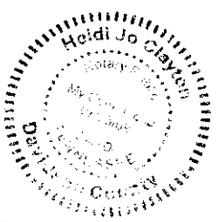
Box 13 # 11319

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Garcia	Antonio Garcia	42-7-57
(NAME)	(NAME)	
712 N. Graycroft Avenue	712 N Graycroft Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Tim Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio Garcia and wife ~~*[illegible]~~ *BEATRIZ GARCIA 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:

Being Lot Number 21 on the plan of Section One, Morning View Subdivision, as of record in Book 2133, Page 95, Register's Office for Davidson County, Tennessee. Said Lot Number 21 fronts 120 feet on the Easterly side of Graycroft Avenue and runs back 345.58 feet on the Northerly line and 344.65 feet on the Southerly line to a dead line measuring 120 feet thereon.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20041026-0128705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Tim Forsman by Jimmy Barret as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060410-0041280, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 712 N Graycroft Avenue, Madison, TN 37115

(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 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 covenant 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.

Davidson County DEEDWARR
Recvd: 06/02/06 15:00 2 pgs
Fees:13.00 Taxes:540.20
20060602-0065382

Witness my hand this 11th day of April, 2006.

Tim Forsman by Jimmy Barret, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of April, 2006, before me personally appeared Jimmy Barret, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that he executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted him by the said Tim Forsman.

Witness my hand and official seal at Nashville, Tennessee this 11th day of April, 2006.

Commission expires:

7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
Davidson County
Tennessee