JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED AT LARGE

G-CBB-06-6113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES 7-29-06

(AFFIX SEAL)

See attached page

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Bennett Shelton	New Owner (NAME)	
6113 Bentwood Drive		164-13-A-11 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY J. GARCIA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA BENNETT SHELTON, * unmarried hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 11 on the Plan of TREEHAVEN, PHASE TWO, as shown on plat of record in Instrument No. 200001120004272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Muriel B. Garcia joins herein to convey any and all marital interest she may have in the above-described property.

Being the same property conveyed to Anthony J. Garcia, Married by Warranty Deed from Westminster Homes of Tennessee, Inc., recorded on the 10th day of July, 2000 in Instrument No. 200007100068150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 200001120004272; Inst. No. 20001030800219 46; Inst. No. 200105040046260; Inst. No. 200305270071168; Book 11588, Page 484; and Book 11669, Page 376; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 6113 Bentwood Drive, Antioch, Tennessee 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), their 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), 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 15th day of June, 2006.

Anthony J. Garcia

Muriel B. Garcia

Davidson County DEEDWARR
Recvd: 06/26/06 12:19 2 pgs
Fees:13.00 Taxes:688.20

20060626-0075938

STATE OF ~~Tennessee~~ Texas
COUNTY OF ~~Davidson~~ Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony J. Garcia, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2006.

Notary Public

My Commission Expires: 8/5/08

(SEAL)

JENNY L. RODRIGUEZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-05-08

STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Muriel B. Garcia, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2006.

Notary Public

My Commission Expires: 2/28/10

(SEAL)

ABBYGAIL M. GARCIA
COMM. # 1648027
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES FEB. 28, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903