WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/07 13:51 2 pg
Fees:13.00 Taxes:518.00

20070215-0019486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/31/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzette Graham	**SAME**	**133-4A-7.00CO**
(NAME)	(NAME)	
509 Twin Oaks Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JULIA M. GARCIA, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZETTE GRAHAM and STEVE HUFFMAN,** 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. 7, Twin Oaks Subdivision, Section 2, Phase 2, as shown on plat of record as Instrument No. 20021206-0150674, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Julia M. Garcia by Warranty Deed from Gianikas Contractors, a Corporation of record as Instrument No. 20051108-0134956, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20021206-0150674 said Register's Office; (c) Restrictive covenants contained as Instrument No. 20041014-0123735, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 509 Twin Oaks Circle, Nashville, TN 37211

(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.

Witness my hand this 12th day of February, 2007.

Julia M. Garcia

STATE OF NEVADA
COUNTY OF WASHOE

Personally appeared before me, the undersigned, of said County, Julia M. Garcia, the within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at RENO, NEVADA this 12th day of February, 2007.

Commission expires: 10/2/2010

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Washoe
STEVE PRIZANT
No: 04-108963-2
My Appointment Expires Oct. 2, 2010