Davidson County DEEDWARR
Recvd: 03/05/07 10:20 2 pgs
Fees:13.00 Taxes:921.30

20070305-0026554

WARRANTY DEED

G-VRE-07-0906

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Pat Parsons
Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/04/08
(AFFIX SEAL)

KARRAGE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Gary H. Baron	Same	
906 Ireland Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		82-13B-6.00 CO
(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 GILBERT G. GARCIA AND WIFE, MARIE A. GARCIA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY H. BARON, 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:

LAND IN DAVIDSON COUNTY, BEING UNIT NO. 6 OF IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, A HORIZONTAL PROPERTY REGIME, AS SHOWN ON PLAT IN INSTRUMENT NO. 20040405-0037953 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20040416-0043331 AND AMENDED IN INSTRUMENT NO. 20040429-0048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GILBERT G. GARCIA AND WIFE, MARIE A. GARCIA BY WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., RECORDED ON THE 25TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040525-0061048, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument No. 20040405-0037953; Book 9183, page 130; Book 11625, page 280; Inst. No. 20020425-0051069; Inst. No. 20040416-0043331; amend 20040429-0048695; Inst. No. 20040414-0041924, Register's Office.

unimproved ( )
This is improved (X) property, known as 906 Ireland Street, Nashville, Tennessee 37208
(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 26th day of February, 2007.

Gilbert G. Garcia by ATTY IN FACT

Marie A. Garcia by ATTY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the , before me personally appeared Jane Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gilbert G. Garcia and wife, Marie A. Garcia and who acknowledged he/she/they executed the same as the free act and deed of the said Gilbert G. Garcia and wife, Marie A. Garcia.

Witness my hand and official seal, this the 26th Day of February 2007

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

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