Return To:

FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

Davidson County DEEDWARR
Recvd: 07/18/08 10:20 2 pgs
Fees:13.00 Taxes:510.23
20080718-0073755

FROM: Barbara Y. Turner, Grantors
TO: Jose Gabriel Garcia and Nereida Vega, Grantees

**WARRANTY DEED**

| Address New Owner: | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Numbers<br>Jose Gabriel Garcia and Nereida Vega<br>4929 Olivia Drive<br>Antioch, TN 37013 | Same as Owner | 162.02-236.00 |

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $137,900.00.

Carolin Mc...
Affiant

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Subscribed and sworn to before me this the 15th day of July, 2008.

My commission expires: 9-19-09

Memorie K. White
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Barbara Y. Turner**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Jose Gabriel Garcia, and wife, Nereida Vega,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 275 on the Plan of Colewood Acres, Section 4, as of record in Book 4175, page 144, Register's Office for said County.

Said Lot No. 275 fronts 75.0 feet on the westerly side of Olivia Drive and runs back 185.3 feet on the northerly line and 143.20 feet on the southerly line, to a point, and then extends back North 31 deg. 50' West 64.10 feet to the rear line on which it measures 36.3 feet.

BEING the same property conveyed to William J. Turner and wife, Barbara Y. Turner, by warranty deed, recorded August 29, 1975 in Book 4946, page 561, Register's Office for Davidson County, Tennessee; the said William J. Turner having since died on July 2, 2003.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4929 Olivia Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 15th day of July, 2008.

"GRANTORS"

Barbara Y. Turner

Barbara Y. Turner

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Barbara Y. Turner, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 15th day of July, 2008.

My commission expires: April 4, 2010

Notary Public

{Seal}

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010