①

Mail to:

MID-STATE TITLE & ESCROW, INC.
123 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

P-BR-09-0739

STATE OF Tennessee
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES 7-22-12
(AFFIX SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Garcia	Same as New (NAME)	
739 Tulip Grove Road, Unit 302 (ADDRESS)	owner (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	075-12-0C-025.00CO

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 EVELYN WOODS, JOINED BY HER HUSBAND, RICHARD WOODS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARA GARCIA, UNMARRIED AND VICTOR F. GARCIA AND HAVA M. GARCIA, HUSBAND AND WIFE, 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, Tennessee, being Unit No. 302, Building 3, Phase Two Brookside Park Townhomes, as shown on plat of record in Instrument 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Evelyn Woods, married by deed from Sonia L Huddleston, now Romero of record in Instrument 200508290102923 on 08/24/2005 and filed for record on 08/29/2005, Register's Office for DAVIDSON County.

Richard Woods, husband of Evelyn Woods, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property

unimproved ( )
This is improved (X) property, known as 739 Tulip Grove Road, Hermitage, Tennessee 37076
(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 6th day of February, 2009.

Evelyn Woods

Evelyn Woods

Richard Woods

Richard Woods

Davidson County DEEDWARR
Recvd: 02/10/09 11:20 2 pgs
Fees:13.00 Taxes:506.90

20090210-0011523

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 6th day of February, 2009, before me personally appeared Evelyn Woods, joined by her husband, Richard Woods to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6th day of February, 2009.

Notary Public

My Commission Expires:

(SEAL)

"OFFICIAL SEAL"
Brandon Banks
Notary Public, State of Illinois
My Commission Expires Oct. 16, 2011

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959