Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Ave
Suite 140
Nashville, Tennes

CRT File No. 090

BILL GARRETT, Davidson County
Trans:T20090080072 DEEDWARR
Recvd: 11/25/09 09:59 2 pgs
Fees:13.00 Taxes:3311.50
20091125-0108356

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

actual consideration or value, whichever is greater, his transfer is: $895,000.00.

Affiant

scribed and sworn to before me, this 16th day of November 2009.

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/7/2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert F. Garza and Elizabeth M. Garza 2705 Oakland Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 11704016500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaffer Home Services, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert F. Garza and Elizabeth M. Garza, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 and the southerly one-half of Lot No. 138 on the Plan of Belmont Terrace Subdivision, as of record in Book 421, page 101, Register's Office for said County. Said Lot No. 137 and the southerly one-half of Lot No. 138 front 100 feet on the westerly margin of Oakland Avenue and run back 161.5 feet to a dead line which measures 100 feet.

Being the same property conveyed to Shaffer Home Services, LLC, a Tennessee Limited Liability Company by Warranty Deed from Catherine D. Floyd, unmarried, recorded on the 12th day of May, 2009 in Instrument No. 20090512-0043734, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2705 Oakland Ave Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this16th day of November 2009 .

Vance A. Shaffer
Member of Shaffer Home Services, LLC

Bryan Shaffer
Member of Shaffer Home Services, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Vance A. Shaffer and Bryan Shaffer, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of Shaffer Home Services LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Members.

Kate Rosenthal

Expiration: 11/26/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County