Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $160,000.00

Subscribed and sworn before me this the 29th day of January, 2010.

Affiant

(Affix Seal)

Notary Public

KATHLEEN A. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
MartinGonzalez and Cathy A. Gonzalez
3060 Brantley Drive
Antioch, TN 37013

Map 150-2, Parcel 225

Send tax bills to:
Bank of America
3011 Armory Drive, Ste. 120
Nashville, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Eric Sturtz and Tanya, Sturtz, Husband and Wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Martin Gonzalez and Cathy A. Gonzalez, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Bieng Lot No. 179, Revised Section Two Harbor Gate as shown on plan of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being all of the same property conveyed to Eric Sturtz by deed dated 10/25/05 from Johnny F. Norman Sr. and wife, Deborah C. Norman of record in Instrument No. 20051103-0133011, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2010, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3060 Brantley Drive, Antioch, TN, 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100006824 DEEDWARR
Recvd: 02/03/10 11:57 2 pgs
Fees:13.00 | Taxes:592.00
20100203-0008601

Subscribed and sworn before me this the 29th day of January, 2010.

Eric Sturtz

Tanya Sturtz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Eric Sturtz and Tanya Sturtz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2010.

My commission expires: 11-22-2010

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public