ADDRESS NEW OWNERS and
SEND TAX BILLS:
LAUREN B. GARCIA and husband
MOISES GARCIA-MENDEZ
1609 Golf Street
Nashville TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 4 - 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, MARK R. FREY and wife, MARGARET E. FREY, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to LAUREN B. GARCIA and husband, MOISES GARCIA-MENDEZ, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 18, Block A on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description .
>
> Being the same property conveyed to Margaret E. Frey and husband, Mark R. Frey, by deed of record in Instrument No. 20020402-0040051, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 1609 Golf Street, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20100043757 DEEDWARR
Recvd: 07/19/10 08:14 2 pgs
Fees:13.00 Taxes:605.88
20100719-0055956

Executed on this 15 day of July, 2010.

MARK R. FREY

MARGARET E. FREY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, MARK R. FREY and wife, MARGARET E. FREY, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $163,750.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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