WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonett Figaro	First Community Mortgage, Inc.	149150A37200CO
(NAME)	(NAME)	
3037 Bromley Way	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nickey L. McGuire-Garcia and husband Abriel Samuel Garcia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonett Figaro, an unmarried woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase Four, Cambridge Forest of record in Instrument No: 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nickey McGuire, an unmarried woman, and Mickey McGuire, an unmarried man, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated June 20, 2003, of record in Instrument No. 20030701-0090441, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Nickey L. McGuire by Quitclaim Deed from Mickey McGuire dated February 7, 2005 of record in Instrument No. 20050210-0015448, Register's Office for Davidson County, Tennessee. Nickey McGuire AKA Nickey L. McGuire are one and the same as Nickey L. McGuire Garcia.

Abriel Samuel Garcia joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3037 Bromley Way, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 genders.

BILL GARRETT, Davidson County
Trans:T20100046100 DEEDWARR
Recvd: 07/28/10 09:48 3 pgs
Fees:18.00 Taxes:666.00
20100728-0059060

Witness my hand this 26th day of July, 2010.

Nickey L. McGuire-Garcia

Abriel Samuel Garcia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nickey L. McGuire Garcia ~~and Abriel Samuel Garcia~~ 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 and official seal at Franklin, Tennessee this 26th day of July, 2010.

Commission expires: 3|3|14

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Witness my hand this 26 day of July, 2010.

Nickey L. McGuire-Garcia

Abriel Samuel Garcia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Nickey McGuire Garcia~~ and Abriel Samuel Garcia, 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 and official seal at Franklin, Tennessee this the 26 day of July, 2010.

Commission expires: March 3, 2014

Beth Triplett

Beth Triplett Notary Public

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County