WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Juan Villegas Soto
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2010.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES:

JENNIFER A. HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100046246 DEEDWARR
Recvd: 07/28/10 14:00 2 pgs
Fees:13.00 Taxes:484.70
20100728-0059227

(SEAL)
MY COMMISSION EXPIRES SEPTEMBER 19, 2011

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Villegas-Soto	Suntrust Mortgage, Inc.	
(NAME) 512 Tuscarora Drive	(NAME) 901 Semmes Avenue	162.03-0-307.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, VA 23224	
(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, Luan J. Garcia, unmarried, Leticia Moya Garcia, unmarried, and Jose L. Garcia, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Villegas-Soto, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 147 on the plan of Haywood Hills, Section 3, of record in Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Luan J. Garcia, married and Jose L. Garcia, unmarried, by Deed from Greg Bernard, unmarried, dated March 22, 1999, and recorded March 30, 1999, in Book 11406, page 771, Register's Office for Davidson County, Tennessee.

The above description is the same as the prior Deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Grantee is married; however, neither he nor any member of his family will occupy said real property as homestead. Property was purchased as investment property only.

unimproved

This is improved ✓ property, known as 512 Tuscarora Drive, 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.

Witness our hands this 23rd day of July, 2010.

Luan J. Garcia

Leticia Moya Garcia

Jose L. Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luan J. Garcia and Jose L. Garcia the bargainor(s), 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 seal at NASHVILLE, Tennessee, this 23 day of JULY, 2010.

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC

My Commission Expires: _____
MY COMMISSION EXPIRES
SEPTEMBER 19, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leticia Moya Garcia the bargainor(s), 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 seal at NASHVILLE, Tennessee, this 23 day of JULY, 2010.

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Jennifer A Hoffman
NOTARY PUBLIC

My Commission Expires: _____
MY COMMISSION EXPIRES
SEPTEMBER 19, 2011