BILL GARRETT, Davidson County
Trans:T20100053030 DEEDWARR
Recvd: 08/26/10 09:21 2 pgs
Fees:13.00 Taxes:961.63
20100826-0067438

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10800476

WARRANTY DEED

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 24TH DAY of AUGUST, 2010

Notary Public

MY COMMISSION EXPIRES: 10-23-12

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL WOODEN	CITIMORTGAGE, INC.	083-10-0-059.00
402 NORTH 17TH STREET	1000 TECHNOLOGY DR. MS852	
NASHVILLE, TN 37206	O'FALLON, MO 63366	

FOR AND IN 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,

RUBEN GARCES AND WIFE, BARBARA J. GARCES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL WOODEN AND WIFE, COLLEEN WOODEN

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 Lots Nos. 193, 194 and 195, on the Map of McEwen's Addition, of record in Book 332, page 133, Register's Office for said County.

Said Lots adjoin and front together 90 feet on the easterly side of North 17th Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Ruben Garces and wife, Barbara J. Garces, by Warranty Deed from William H. Caruthers, Jr. and wife, Linda D. Caruthers, dated 9-30-05 and recorded 10-10-05 in Instrument No. 20051010-0122121, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **402 NORTH 17TH STREET, NASHVILLE, TN 37206**
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 24TH DAY of AUGUST, 2010.

RUBEN GARCES

BARBARA J. GARCES

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 RUBEN GARCES AND WIFE, BARBARA J. GARCES 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 at Nashville, Tennessee, this 24TH DAY of AUGUST, 2010.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010