Prepared by:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20110012879 DEEDWARR
Recvd: 03/03/11 12:16 2 pgs
Fees:13.00 Taxes:16.28
20110303-0017092

10-0506-100447

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 4,401.10

Scherie Lammert
Affiant

Subscribed and sworn to before me, this 21 the day of February, 2011.

Notary Public
My commission expires: 2/14/14

JENNIFER M. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Fidel Garcia 3940 Apache Trail Apt CC6 Antioch, TN 37013	Fidel Garcia 3940 Apache Tr. Apt. CC6 Antioch, TN 37013	162-5-189

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scherie Lynn Lammert, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and JT/WROS convey to Fidel Alejandro Garcia Arenas and Perla Eliana Tranquilino Gonzalez, hereinafter called the Grantees, their successors 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 179, FAIR OAKS, SECTION TWO, as shown on plat of record in Plat Book 4460, Page 52 thru 53, in the Register's Office, Davidson County, Tennessee, to which plat is hereby reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lammert Investment Properties c/o Gregory J. Lammert of record in Book 8496, Page 207, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from Gregory Joseph Lammert to Scherie Lynn Lammert as recorded on the 1st day of March 2006 in Instrument No. 20060301-0023791 and Final Decree confirming sale as recorded in Book 5575, Page 346, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 5261 Tusculum Court, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21 day of February, 2011.

Scherie Lynn Lammert

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scherie Lynn Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of February, 2011.

Notary Public

My Commission expires 2/4/14

