Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE HR
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Richard C. Garcia
Affiant

Subscribed and sworn to before me, this 2ND day of June 2011.

E. Ragle
Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard C. Garcia	Regions Mortgage	Map148-05
327 Willard Drive	2050 Parkway Office Circle	Parcel 87
Nashville, TN 37211	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew T. Mobley and wife, Melissa C. Mobley,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Richard C. Garcia, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Section III, Haywood Acres, as of record in Book 2900, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Mobley and wife Melissa C. Mobley by deed from Aubrey D. Jackson and wife Nancy C. Jackson of record in Instrument 200608290106600, re-recorded in Instrument 200609110112178, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 327 Willard Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20110038255 DEEDWARR
Recvd: 06/27/11 12:18 2 pgs
Fees:13.00 Taxes:592.00
20110627-0048964

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 the 2nd day of June, 2011.

Matthew T. Mobley

Matthew T. Mobley

Melissa C. Mobley

Melissa C. Mobley

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew T. Mobley and Melissa C. Mobley,** 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 official seal at Franklin, Tennessee, this the 2nd day of June, 2011.

Notary Public

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: 6-23-14

FILE NO: 2011031710