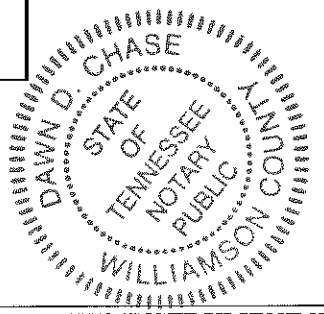
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/06/11 11:52 3 pgs
Fees:18.00 Taxes:886.89
20110906-0068802



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **August, 2011.**

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nagi Hauter	First Tennessee Bank National Association	181010B11900 CO
(NAME) 7604 Mint Leaf Drive	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mount Laurel, NJ, 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Isaac J. Garza, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nagi Hauter, married,** hereinafter called the Grantee, his 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. 145 on the Plan of Phase One, 2nd Addition to Sugar Valley, as shown by plat of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Isaac J. Garza, unmarried, by deed from Yazdian Construction, Inc., a Tennessee corporation, of record in Instrument No. 20060223-0021198, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 1, 2006 and recorded in Instrument No. 20061108-0139208, said Register's Office, Isaac J. Garza, unmarried, conveyed all of his right, title and interest in subject property to Isaac J. Garza, unmarried, and Sammy James Garza and Narciso Garza, Jr. and Terri Garza, as joint tenants with the right of survivorship, not as tenants in common. By Quitclaim Deed of record in Instrument No. 20110816-0063143, said Register's Office, Isaac J. Garza, Sammy James Garza, Narciso Garza, Jr. and wife, Terri Garza conveyed all of their right, title and interest in subject property to Isaac J. Garza.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 7604 Mint Leaf 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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hands this **30th** day of **August, 2011.**

Isaac J. Garza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Isaac J. Garza, unmarried**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **August, 2011.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).