WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/17/2013

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Jesus Vazquez	Suntrust Mortgage, Inc.	15005020600
(NAME)	(NAME)	
520 Galesburg Court	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110066793 DEEDWARR
Recvd: 10/25/11 14:31 2 pgs
Fees:13.00 Taxes:425.50
20111025-0083027

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Larry Glotfelty and Pat Powell, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **J. Jesus Vazquez and Maria S. Vazquez, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 711 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Plat Book 4460, page 44, Register's Office for said County, to which plan preference is hereby made for a more complete description of said lot.

Being the same property conveyed to Larry Glotfelty and Pat Powell, husband and wife by Deed from Brenda R. Grelen Hickley, a married woman, dated 12/16/2010 and filed for record on 12/23/2010 in Instrument 201012230102139, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 44, said Register's Office.

Restrictions of record in Book 4549, Page 802, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 520 Galesburg Court, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of October, 2011.

Larry Glotfelty by Sheri Prosser atty in fact atty in fact

Pat Powell by Sheri Prosser atty in fact atty in fact

State of Tennessee
County of Wilson

On this 21st day of October, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Larry Glotfelty and Pat Powell, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20111025-0083026, Register's Office of Davidson County, Tennessee.

Notary Public
My commission expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRES-11-520