WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067745 DEEDWARR
Recvd: 10/28/11 13:51 2 pgs
Fees:13.00 Taxes:636.40
20111028-0084079

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-6-2013

(AFFIX SEAL)

CINDY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires MAY 6, 2013

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
Steve R. Griffith	Steve R. Griffith	08410001100
(NAME)	(NAME)	
113 Rustic Court	113 Rustic Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gustavo C. Garcia and *Marsha Garcia**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steve R. Griffith**, 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: *wife,

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section Five, Sunny Acres, as of record in Plat Book 3300, Page 15, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Less and except that conveyance to the Nashville and Eastern Railroad Authority of record in Instrument 20021230016178l and corrected in Instrument 20081230012319B, said Register's Office.

Being the same property conveyed to Gustavo C. Garcia and wife, Marsha Garcia by Deed from Drew A. Klieger and wife, Helen Marie Klieger, dated 08/06/1999 and filed for record on 09/07/1999 in Book 11651, Page 405, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3300, Page 15, said Register's Office.
Restrictions of record in Book 3278, Page 410, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4337, Page 583, said Register's Office.
All matters set out in document including but not limited to an easement of record in Instrument 20021230016178, corrected in Instrument 20081230012319B, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 113 Rustic Court, Nashville, TN 37214

(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 27th day of October, 2011.

Gustavo C. Garcia

Marsha Garcia

State of Tennessee
County of Wilson

Personally appeared before me Gustavo C. Garcia and Marsha Garcia, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2011.

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