WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110071294 DEEDWARR
Recvd: 11/10/11 14:09 2 pgs
Fees:13.00 Taxes:303.40
20111110-0088173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2011.

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

MY COMMISSION EXPIRES: ~~March 3, 2014~~. 7-29-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel Gavilla Acosta	SunTrust Mortgage, Inc	14909004800
(NAME)	(NAME)	
4724 Bowfield Drive	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Martin S. McTier, Janice McTier Ziegler and Carolyn G. McTier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ariel Gavilla Acosta, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 14 on the Plan of Debra Heights, Section 3, of record in Book 4175, page 6, Register's Office for Davidson County.

Beginning at a point in the northeasterly margin of Bowfield Drive, a common corner of Lots 13 and 14; thence with the dividing line between Lots 13 and 14, northeasterly 108 feet to a concrete monument; thence southeasterly with the dividing line between lots 14 and 15, 96.88 feet to a point in the northeasterly margin of Bowfield Court; thence with said margin of said Court, southwardly 92.15 feet to a monument in the northeasterly margin of Bowfield Drive; thence with said margin of said Drive, northwestwardly 100 feet to the point of beginning.

Being the same property conveyed to Roy Lee McTier and wife, Wendy P. McTier, by Warranty Deed of record in Book 4260, Page 429, Register's Office for Davidson County, Tennessee. The said Roy Lee McTier predeceased Wendy P. McTier. The said Wendy P. McTier having since died intestate leaving as her sole heirs, Martin S. McTier, Janice McTier Ziegler and Carolyn G. McTier, ref. P00-236.

Laurie M. McTier joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

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

unimproved ☐

This is improved ☒ property, known as 4724 Bowfield Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 4th day of November, 2011.

Janice McTier Ziegler

Martin S. McTier

Carolyn G. McTier

Laurie ~~M.~~ W. McTier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Martin S. McTier, Laurie M. McTier, Janice McTier Ziegler and~~ Carolyn G. McTier, 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 4th day of November, 2011.

Commission expires: March 3, 2014

~~Beth Triplett~~ Victor Hazelwood Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice McTier Ziegler, 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 4th day of November, 2011.

Commission expires:

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin S. McTier and Laurie ~~M.~~ W. McTier, 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 4th day of November, 2011.

Commission expires:

Beth Triplett State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County