WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079519 DEEDWARR
Recvd: 12/15/11 14:14 2 pgs
Fees:13.00 Taxes:469.90

20111215-0097872

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Maurillio Garcia
Affiant

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY
DANNY L. SMITH

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurillo Garcia	Mortgage Investors Group	149-1-B-39.00CO
(NAME)	(NAME)	
612 Cavendish Ct.	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(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, I, **Tessa Rhodes, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maurilio Garcia and Diana Garcia, husband and wife**, 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. 298, on the Plan of Piccadilly Square, Section 3, as shown on plat of record in Plat Book 6250, Page 892, 893 and 894, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Tessa Rhodes, a single person by Warranty Deed from Horace Adams and Vivian O. Adams, husband and wife, and Margaret A. Bowen, unmarried, dated September 28, 2007, filed of record on October 2, 2007, in Instrument No. 20071002-0117051, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 892, 893 and 894 in the aforesaid Register's Office; and the 2011 County Taxes.

unimproved ☐

This is improved ☒ property, known as 612 Cavendish Court, 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 17th day of November, 2011.

Tessa Rhodes
Tessa Rhodes

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Tessa Rhodes, the within named bargainor, 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 the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 17th day of November, 2011.

Commission expires:
5/17/2014

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public