WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120000632 DEEDWARR
Recvd: 01/04/12 11:19 2 pgs
Fees: 13.00 Taxes: 995.30
20120104-0000823

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Marsha E Klieger Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marsha E. Klieger Garcia	RMC Vanguard Mortgage Corporation	01600027300
(NAME)	(NAME)	
2245 Gallop Lane	1111 North Loop West, Ste. 250	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Houston, TX 77008	
(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, **Travis Daniel Craig and Mary Patricia D. Craig, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marsha E. Klieger Garcia, a Single Person**, 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. 17, Final Plat, SADDLEBACK FARMS, as of record in Plat Book 9700, Page 331-333, and amended in Book 10455, page 832 and further amended in Book 10455, page 840, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Travis Daniel Craig and Mary Patricia D. Craig, husband and wife by Deed from Eric T. Berger, dated 08/28/2003 and filed for record on 09/04/2003 in Instrument 200309040128477, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Book 10024, page 591, Book 11003, page 852, Instrument Number 20001004-0098657, Instrument Number 20080611-0059935, Book 4426, page 278, Book 9417, page 284, Book 9476, page 958, Book 11244, page 904 and Instrument Number 20010329-0030322, Register's Office for Davidson County, Tennessee.

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 ☐

File No.: 01288-6231
SMG TN Warranty Deed

This is improved ☑ property, known as 2245 Gallop Lane, Goodlettsville, TN 37072
(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 30th day of December, 2011.

Travis Daniel Craig

Mary Patricia D. Craig

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Travis Daniel Craig and Mary Patricia D. Craig, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2011.

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167