BILL GARRETT, Davidson County
Trans:T20120015934 DEEDWARR
Recvd: 03/05/12 10:34 1 pgs
Fees:13.00 Taxes:629.00
20120305-0018937

WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

LUNDY-GARCIA-H12014

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF February, 2012.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anna Lundy and Joseph C. Garcia, as tenants in common with right of survivorship	SAME	084.12-0-031.00
3242 McGavock Pike		
Nashville, TN 37214		

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 consideration, the receipt of which is hereby acknowledged, I/we, MARGARET H. THOMPSON, WIDOWED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANNA LUNDY AND JOSEPH C. GARCIA, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1 on the Map of the Addition to Lincoya Hills, as of record in Book 3106, Page 66, Register's Office for said County.

Said Lot No. 1 fronts 135.0 feet on the easterly side of McGavock Pike and extends back 319.83 feet on the northerly line and 320.0 feet on the southerly line, to a line in the rear on which it measures 115.0 feet.

Being the same property conveyed to Walton C. Thompson and wife, Margaret Mary Thompson of record in Book 3702, page 305, recorded March 5, 1964, Register's Office for Davidson County, Tennessee.

Walton C. Thompson having since died.

( ) unimproved
This is (X) improved property known as 3242 McGavock Pike, Nashville, Tennessee 37214.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 29th day of February, 2012 :

Margaret H. Thompson
Margaret H. Thompson

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me Rhonda M Schneider, a Notary Public in and for said County and State, the within named MARGARET H. THOMPSON, WIDOWED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29th day of February, 2012.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015