File No. 120363

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120037117 DEEDWARR
Recvd: 05/21/12 11:44 2 pgs
Fees: 13.00 Taxes: 728.90
20120521-0043758

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2012

Notary Public

MY COMMISSION EXPIRES: 1-26-16

(AFFIX SEAL)

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin L. Trundy	Robin L. Trundy	064-02-0-094.00
(NAME)	(NAME)	
333 Shute Lane	333 Shute Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Michael Garcia Lucero Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robin L. Trundy and husband, Stephen J. Trundy, 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. 269 on the Plan of Brandywine Farms, Section 16, of record in Plat Book 4860, Page 36, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Garcia Lucero, Jr. by deed from Donald L. Smith and wife, Jane L. Smith, dated April 13, 2006 and recorded on April 17, 2006 in Instrument No: 20060417-0043166, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4846, page 75, as supplemented in Book 4928, page 844, said Register's Office.

Subject to an easement of record in Instrument No: 20100621-0048169, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 333 Shute Lane, Old Hickory, TN 37138

(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.

File No. 120363
Witness my hand this 4th day of May, 2012.

Michael Garcia Lucero Jr.

STATE OF ARIZONA
COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Garcia Lucero Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of May, 2012.
Commission expires: 3/9/2016

Notary Public

RHONDA HICKS
Notary Public - State of Arizona
YAVAPAI COUNTY
My Commission Expires
March 9, 2016