Bk/ 36
25688

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2012

Notary Public
My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

02-1208-48049

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew J. Ault 4977 Alexis Dr. Antioch TN 37013	SAME	173-04-A 167.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alfredo Garcia and wife, Carolina Garcia, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew J. Ault and Katie L. Harrah, Joint Tenants with Rights of Survivorship, hereinafter called the Grantees, their successors 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. 167 on the plan of Phase 1 of Oak Highlands, of record in Book 6900, Page 435, Register's Office for said County.

Being the same property conveyed to Alfredo Garcia and Carolina Garcia, husband and wife, by deed from Dorothy Cheryl Ghee and Shari Leigh Whiteside and Sally Whiteside Woods dated 03/18/11 and recorded 03/23/11 in Instrument No. 20110323-0022509, Register's Office for Davidson County, TN and by deed to Alfredo Garcia and Carolina Garcia from Sandra Liska dated 3/18/11 and recorded 3/23/11 of record in Instrument No. 20110323-0022508, Register's Office for Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4977 Alexis Dr., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120069972 DEEDWARR
Recvd: 09/17/12 14:23 2 pgs
Fees:13.00 Taxes:638.25

20120917-0084421

WITNESS my hand this 14th day of September, 2012.

Alfredo Garcia

Carolina Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alfredo Garcia and Carolina Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of September, 2012.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14