BILL GARRETT, Davidson County
Trans:T20120075445 DEEDWARR
Recvd: 10/04/12 12:49 2 pgs
Fees:13.00 Taxes:451.40

20121004-0091057

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1119

WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/8/16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,000.00~~ $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/8/16

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MAYNOR GARCIA **1940 Treeview Court** **Antioch, TN 37013**	New Owner	**17602006600**

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, **I, FLOYD D. THOMAS, an Unmarried Person,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAYNOR GARCIA, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 209, on the plan of Peppertree Forest, Section 19, of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd D. Thomas by Deed from US Bank NA, as Trustee on behalf of the Certificateholders of SASCO 2006-BC2, of record in Instrument Number 20090311-0021869, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to the following matters:

1. **2012 Davidson County Tax, a lien not yet due and payable, prorated between Grantor and Grantee and assumed by Grantee. If improvements are completed After January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2012 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.**
2. **Declaration of Covenants and By-Laws of record in Book 8757, page 607, Book 8757, page 623, Book 7982, page 736, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801 and Book 9664, page 162, Register's Office for Davidson County, Tennessee.**
3. **Charter for Peppertree Forest Homeowners Association of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.**
4. **Subject to all matters as shown on the plat of record in Book 7900, page 783, Register's Office for Davidson County, Tennessee.**

5. All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein by excluding any covenants, conditions or restrictions of record that would violate Title 42 USC 604 said Register's Office.

This is improved property known as 1940 Treeview Court, Antioch, Tennessee 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 18th day of September, 2012.

Floyd D. Thomas
FLOYD D. THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County and State, the within named FLOYD D. THOMAS, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of September, 2012.

Marka L Nettle
Notary Public

My Commission Expires: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY