WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120081233 DEEDWARR
Recvd: 10/25/12 15:00 2 pgs
Fees:13.00 Taxes:554.63
20121025-0098036

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stockton Title and Escrow, LLC 471 Humphreys Street Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Sola	Peoples Home Equity Inc	086-07-0-096.00
(NAME)	(NAME)	
507 Jackson Hill Court	2734 N. Mt Juliet Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Charlene R. Garcia, a married woman, as her sole and separate property and Andres Garcia for the purpose of conveying his marital interest**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Sola, unmarried** HEREINAFTER CALLED THE GRANTEE(S), 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. 97, Phase II, on the plan of Jackson's Retreat, of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlene R. Garcia, a married woman, as her sole and separate property, by Quitclaim Deed (for the express purpose of changing name) from Charlene R. Garcia f/k/a Charlene R. Pfeiffer, a married woman, who acquired title as an unmarried woman, and joined by her spouse, Andres Garcia, dated 10/04/07 and recorded 10/17/2007 in Instrument No. 20071017-0123086, Register's Office For Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 673; Declaration of Covenants, Conditions and Restrictions of record in Book 5741, page 360; Restrictive Covenants of record in Book 6176, page 939; By-Laws of record in Book 5745, page 294; HOA Charter of record in Book 5745, page 283; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 507 Jackson Hill Court Hermitage, TN 37076

(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.

Witness my hand this 22nd day of October, 2012

Charlene R. Garcia
Charlene R. Garcia

Andres Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charlene R. Garcia, AND ANDRES GARCIA with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of October, 2012

Notary Public

My Commission Expires: 3.3.15

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY