BILL GARRETT, Davidson County
Trans: T20120091265 DEEDWARR
Recvd: 11/30/12 11:58 2 pgs
Fees: 13.00 Taxes: 1165.50
20121130-0109999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 315,000.00

Affiant

Subscribed and sworn to before me, this 16th day of November, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
VICTOR GOMEZ **ELIZABETH PATINO GOMEZ**	**ALLY BANK**	**171030A15900CO**
1201 FORT MORGAN PLACE	**1100 VIRGINIA DRIVE**	
BRENTWOOD, TN 37027	**FORT WASHINGTON, PA 19034**	

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 ACKNOWLEDGE, WE,

JAMES LAMPHRON and LEAH LAMPHRON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VICTOR GOMEZ and ELIZABETH PATINO GOMEZ, HUSBAND AND WIFE

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:

Lot 78 on the Plan of Section 6A, Fredericksburg, (referred to as Fredricksburg in prior Deed) of record in Book 7900, page 509, amended in Book 9700, page 150, 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 JAMES LAMPHRON AND LEAH LAMPHRON, HUSBAND AND WIFE, BY WARRANTY DEED FROM JEFFREY L FOWLER AND KRISTEN A FOWLER, HUSBAND AND WIFE, DATED 04/28/08 AND RECORDED ON 04/29/08 IN INSTRUMENT NO. 20080429-0043528, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1201 FORT MORGAN PLACE, BRENTWOOD, TN 37027.

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 in 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/our hand(s) this 16th day of November, 2012.

JAMES LAMPHRON

LEAH LAMPHRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES LAMPHRON and LEAH LAMPHRON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Notary Public

My Commission Expires:_____