BILL GARRETT, Davidson County
Trans: T20130001842 DEEDWARR
Recvd: 01/08/13 09:00 2 pgs
Fees: 13.00 Taxes: 131.35

20130108-0002229

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Cesar Garcia
Affiant

Subscribed and sworn to before me, this 31ST DAY OF DECEMBER, 2012.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cesar Garcia Garcia, married	Same as new owner	07107013600
	(NAME)	
220 Prince Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Anthony B. Davidson, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cesar Garcia Garcia, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE-HALF OF LOT NO. 34 ON THE MAP OF J.B. HAYNIE'S ORIENTAL PLAN AS OF RECORD IN BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 34 FRONTS 50 FEET ON THE SOUTH SIDE OF PRINCE STREET AND RUNS BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO ANTHONY B. DAVIDSON BY DEED FROM ANTHONY B. DAVIDSON, TRUSTEE, OF THE GERALDINE B. DAVIDSON REVOCABLE LIVING TRUST OF RECORD BY INSTRUMENT NO. 20111028-0084197 AND ANTHONY B. DAVIDSON IS THE BENEFICIARY UNDER ITEM 4 OF THE NOTARIZED SUMMARY OF TRUST OF THE GERALDINE B. DAVIDSON REVOCABLE LIVING TRUST AGREEMENT RECORDED IN 20031110-0164404, REGISTER'S OFFICE FOR THE DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 220 Prince Avenue, Nashville, TN 37207
(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/our hand(s) this 31st day of December, 2012.

WARRANTY DEED
(Continued)

Anthony B. Davidson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony B. Davidson, married, the herein 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 the 31st day of December, 2012.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072