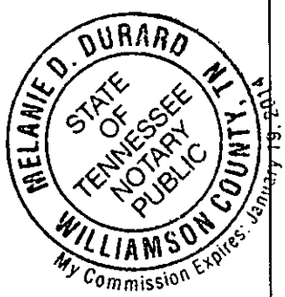
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,200.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Flournoy	Merchants and Planters Bank Home Loans	172-14-A-108.00 CO
(NAME)	(NAME)	
1805 Apple Ridge Circle	5384 Poplar Ave., Suite 410	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38119	
(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, **Gabriel L. Vasquez and Wendy L. Vasquez**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Flournoy and Caroline Flournoy**, 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:

LAND lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 37 on the Section Three, Revision to Lots 36-40 of Wexford Downs of record as Instrument Number 20040415-0042522 in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Gabriel L. Vasquez and wife, Wendy L. Vasquez, by Warranty Deed from Beazer Homes Corporation d/b/a Phillips Builder, dated September 1, 2004, of record in Instrument No. 20040903-0106904, corrected in Instrument No. 20080610-0059687, Register's Office for Davidson County, Tennessee. See also Warranty Deed to Cynthia M. Counter and husband James D. Counter, from Beazer Homes Corp., dba Phillips Builders, dated August 27, 2004, of record in Instrument No. 20040908-0108365; and Quitclaim to Gabriel L. Vasquez and wife, Wendy L. Vasquez, from Cynthia M. Counter and husband, James D. Counter, dated May 27, 2008, of record in Instrument No. 20080711-0071474, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, 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 Instrument No. 20040415-0042522; restrictions of record in Book 10292, page 51, Book 10792, page 822 and Instrument No. 20000810-0079498; charter of record in Book 10500, page 444; easement for sanitary sewer of record in Book 11201, page 766 and Book 11444, page 177; easement for water main of record in Book 11444, page 149; conveyance to HOA of record in Instrument No. 20040311-0028010; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1805 Apple Ridge Circle, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20130029281 DEEDWARR
Recvd: 04/10/13 13:49 2 pgs
Fees:13.00 Taxes:1192.14
20130410-0035556

Witness our hands this 8th day of April, 2013.

Gabriel L. Vasquez

Wendy L. Vasquez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gabriel L. Vasquez and Wendy L. Vasquez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of April, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014