This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130036587 DEEDWARR
Recvd: 05/02/13 13:23 2 pgs
Fees:13.00 Taxes:697.45
20130502-0044394

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $188,500.00.

Affiant

Subscribed and sworn before me this the 26th day of April, 2013.

Notary Public
My commission expires: 4/20/15

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Giovanni Rodriguez 393 Wimpole Drive Nashville, TN 37211	Greentree Mortgage Company 1000 Lincoln Dr. W. Ste. 5 Marlton, NJ 08053	119-7-31

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDRES RAFAEL GARBAN AND AMANDA SHAREE GARBAN F/K/A AMANDA SHAREE CUPPLES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GIOVANNI RODRIGUEZ, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Glencliff Estates, Section VII, of record in Book 2331, page 73, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andres Rafael Garban and Amanda Sharee Cupples, as joint tenants with right of survivorship, by deed from Elbert T. Rawls, Jr., unmarried, dated July 27, 2006 of record in Instrument No. 20060728-0091271, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 393 Wimpole Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of April, 2013.

Andres Rafael Garban

Amanda Sharee Garban

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andres Rafael Garban and Amanda Sharee Garban, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2013.

My commission expires:

1/15/17

Notary Public

