#6911

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133038

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130045456 DEEDWARR
Recvd: 05/31/13 11:54 2 pgs
Fees:13.00 Taxes:414.40
20130531-0055094

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of May, 2013.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio A. Garcia 3213 Town Village Road Antioch, TN 37013	~~Same address as new owner~~ SWBC mortgage 9311 San Pedro #100 San Antonio TX 78216	15011003200

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand and 00/100 Dollars ($112,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL L. MARLOWE, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTONIO ALIPIO GARCIA,** unmarried, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 135, on the Plan of Towne Village of the Country, Section II, of record in Plat Book 5200, Pages 176 & 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Daniel L. Marlowe, unmarried, by Warranty Deed from James A. McGhee and Tanya J. McGhee, husband and wife, dated 6/22/2005, recorded 6/24/2005, of record in Instrument No. 20050624-0073077, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3213 Town Village Road, Antioch, TN 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of May, 2013.

DANIEL L. MARLOWE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Daniel L. Marlowe, 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 seal, this the 30 day of May, 2013.

Notary Public

Printed Notary Name

My commission expires: 9/29/17

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014