BILL GARRETT, Davidson County
Trans:T20130081042 DEEDWARR
Recvd: 09/18/13 15:47 2 pgs
Fees:13.00 Taxes:617.90

20130918-0098529

WARRANTY DEED T. MORRIS

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Kristen Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **September, 2013**

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP A. Garton	WELLS FARGO BANK, NA	173-16-0A-064.00-CO
(NAME) 3608 Coles Branch Dr	(NAME) 2701 WELLS FARGO WAY	
(ADDRESS) Antioch, TN 37013	(ADDRESS) MINNEAPOLIS, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Alcides Zamudio and Martha Zamudio*husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PHILIP A. Garton, married**, 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:

* FKA MARTHA HIGUERA

Land in Davidson County, TN being Lot 77 on the Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument Number 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alcides Zamudio and wife, Martha Higuera by Warranty Deed from Beazer Homes Corp. dba Phillips Builders dated August 16, 2004 of record in Instrument No. 20040818-0099521, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3608 Coles Branch Dr, Antioch, TN 37013

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, has 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 our hands this **13th** day of **September, 2013**

Alcides Zamudio

Martha Zamudio

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Alcides Zamudio and Martha Zamudio**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **September, 2013**

Notary Public

My commission expires: 