WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085978 DEEDWARR
Recvd: 10/04/13 10:48 2 pgs
Fees:13.00 Taxes:296.00

20131004-0104458

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Romulo Villaturo	Mortgage Investors Group	16104014200
(NAME)	(NAME)	
357 Tusculum Road	8320 E. Walker Spnrgs Ln, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R. Keith Garman, Devisee under the Last Will and Testament of Joyce Catherine Garman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Romulo Villaturo and wife, Lesbia Turcios**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1 on the Plan of Goodrich Heights, as of record in Plat Book 2663, page 60, Register's Office for said County. Said Lot No. 1 fronts 141.82 feet on the south side of Tusculum Road and extends back 304.7 feet on the west line and 276.9 feet on the east line, to a dead line on which it measures 124.9 feet .

Included but excluded there from is that part of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by decree No. A-6176 of the Circuit Court Clerks Office, as follows: A small strip of parcel of land in the 31st Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot 1 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for said County. Said part of Lot 1 fronts 141.82 feet on the present South margin of Tusculum Road and runs back South 1° 35' East 6.30 feet on the West line and South 2° 26' West 6.3 feet on the East line to points on the new relocated South margin of Tusculum Road, on which it measures 141.82 feet thereon and containing 649 square feet, more or less.

Being the same property conveyed to R. Keith Garman, Devisee under the Last Will and Testament of Joyce Catherine Garman by Will from Joyce Catherine Garman, deceased 5/9/2013 of record in Docket No. 13P959, Davidson County, Tennessee Probate Court.

Being the same property conveyed to Joyce Catherine Garman by Deed dated 04/01/1976 from Billy Howard Telford and wife, Marion E. Telford of record in Deed Book 5013, page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 2663, Page 60, and (2) Easement filed of record in Book 6280, page 157, Register's office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 357 Tusculum Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 30th day of September, 2013.

R. Keith Garman, Devisee under the Last Will and Testament of Joyce Catherine Garman

R. Keith Garman, Devisee under the Last Will and
Testament of Joyce Catherine Garman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. Keith Garman**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2013.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067