BILL GARRETT, Davidson County
Trans:T20130106486 DEEDWARR
Recvd: 12/23/13 12:32 2 pgs
Fees:13.00 Taxes:148.00
20131223-0129294

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Heriberto Rivera Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2103.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heriberto Rivera Garcia	**Heriberto Rivera Garcia**	**165000064.00**
(NAME) **4073 Lavergne Couchville**	(NAME) **4073 Lavergne Couchville**	
(ADDRESS) **Nashville, TN 37013**	(ADDRESS) **Nashville, TN 37013**	
(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, **Michael Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heriberto Rivera Garcia**, 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:

BEGINNING at a point in the Southeasterly Margin of LaVergne-Couchville Road, formerly LaVergne-Couchville Pike, at a Southerly corner of the property Conveyed to John H. Milton, of Record in Book 4481, Page 554, Register's Office for Davidson County, Tennessee; thence leaving said Road with Milton's Southerly line, South 39 Degrees East 128 feet to a corner of Milton property; thence South 1 Degree West 113.03 feet to a point in the Northerly Line of the Property Conveyed to George C. Cone, of Record in Book 4598, Page 565, said Register's Office; thence with Cone's Northerly line, Northwesterdly 280 feet, more or less, to the Southeasterly margin of LaVergne-Couchville Road; thence, with said Road, Northeastwardly 284.85 feet to the point of beginning.

This Legal Description is Identical with that in Deed recorded in Instrument Number 20110823-0065045, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Nichols by Special Warranty Deed from EH Pooled 311 LP, a Texas limited partnership dated June 1, 2011 and of record in instrument number 20110823-0065045, Register of Deeds for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4073 Lavergne Couchville, Nashville, TN 37013**

(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.

Witness my hand this **18th day of December, 2103.**

Michael Nichols

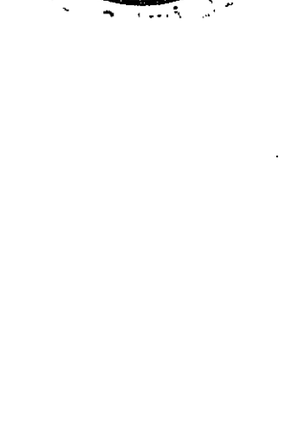
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Michael Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2013.

Commission expires: May 8, 2017



I. Dyke Tatum Notary Public