BILL GARRETT, Davidson County
Trans:T20140001876 DEEDWARR
Recvd: 01/09/14 11:33 2 pgs
Fees:13.00 Taxes:499.50
20140109-0002356

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
		075070 10100
Francisco Hernandez Arriaga	Bank of Camden	
612 Topeka Drive	180 Hwy 641 North	
Hermitage, TN 37076	Camden, TN 38320	

THIS INDENTURE, made this 3rd day of January, 2014 between

Jose A. Garcia

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Francisco Hernandez Arriaga and wife Teresa Rojo

of Davidson, County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Section Four, Tulip Grove Subdivision, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate description.

Being the same property conveyed to Jose A. Garcia, an unmarried man by Warranty Deed dated 2/2/05 from Dale L. Harned et ux, Kathleen S. Harned, as tenants by the entirety of record in Instrument Number 20050204-0013209, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 612 Topeka Drive, Hermitage, TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jose A. Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jose A. Garcia, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of January, 2014.

Notary Public My Commission Expires: _____

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC COMM EXP. MAR. 4, 2014 ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of January, 2014.

Notary Public My Commission Expires: _____

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC COMM EXP. MAR. 4, 2014 ROBERTSON COUNTY