# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006967 DEEDWARR
Recvd: 01/30/14 12:09 2 pgs
Fees:13.00 Taxes:273.80

20140130-0008421

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

G-RA-13-03439

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andrew Harris** | BANK OF AMERICA ~~Same as New Owner~~ | |
| (NAME) | (NAME) | |
| **1409 Station Four lane** | 4909 Savarese Circle | **050-06-0-002.00** |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | Tampa, FL 33634 | |
| (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, **ALFRED VASQUEZ AND ANNA VASQUEZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW HARRIS, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF VILLAGE BY THE CREEK, SECTION ONE, REVISED OF RECORD IN PLAT BOOK 6200, PAGE 29, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO ALFRED VASQUEZ BY DEED FROM KRAMER INVESTMENT PROPERTIES, LLC OF RECORD AT INSTRUMENT NO. 20050330-0034624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 21, 2005 AND RECORDED ON MARCH 30, 2005.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6200, PAGE 29; RESTRICTIONS OF RECORD IN BOOK 6291, PAGE 406 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

This is ( ) **unimproved** ( X ) **improved** property known as **3439 Brick Church Pike Nashville, Tennessee 37207.**

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 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 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/our hand(s) this 27th day of January, 2014.

Alfred Vasquez by John Gleaves,
Attorney in Fact

Anna Vasquez by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALFRED VASQUEZ AND ANNA VASQUEZ and who acknowledged he executed the same as the free act and deed of the said ALFRED VASQUEZ AND ANNA VASQUEZ.. POAs of record @ Inst. # 20140130000842O and Inst # 20140130000841 9, Rec'd Davidson Co. TN.
Witness my hand and official seal, this the 27th day of January, 2014.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**