BILL GARRETT, Davidson County
Trans:T20140021980 DEEDWARR
Recvd: 04/02/14 09:39 2 pgs
Fees:13.00 Taxes:444.00
20140402-0027132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2014.

Notary Public

My commission expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SONIA GARCIA **CARLOS GARCIA**	**PEOPLES HOME EQUITY**	**16206020700**
257 OCALA DRIVE	**5205 MARYLAND WAY, STE 101**	
NASHVILLE, TN 37211	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

VERONIQUE JOHNSON, MARRIED (FORMERLY KNOWN AS VERONIQUE J. JEANTY)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SONIA GARCIA and CARLOS 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:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Section Two, Fair Oaks, of record in Plat Book 4460, pages 52-53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING THE SAME PROPERTY CONVEYED TO VERONIQUE J. JEANTY, UNMARRIED BY WARRANTY DEED FROM CONSOLIDATED INVESTMENT COMPANY, A PARTNERSHIP CONSISTING OF FRANK D. OSTER AND BEN P. SHIELDS, JR, AS THE ONLY PARTNERS DATED 04/05/05 AND RECORDED ON 04/13/05 IN INSTRUMENT NO. 20050413-0040714, SAID REGISTER'S OFFICE FOR SAID COUNTY. VERONIQUE J. JEANTY IS NOW MARRIED AND KNOWN AS VERONIQUE JOHNSON.

ADRIAN MICHAEL JOHNSON HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 257 OCALA DRIVE, NASHVILLE, TN 37211.

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 in 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/our hand(s) this 26th day of March, 2014.

VERONIQUE JOHNSON

ADRIAN MICHAEL JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, VERONIQUE JOHNSON AND ADRIAN MICHAEL JOHNSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2014.

Notary Public

My Commission Expires: 11/29/14

