RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140025704 DEEDWARR
Recvd: 04/16/14 12:37 2 pgs
Fees:13.00 Taxes:284.90
20140416-0031791

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 77,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2014.

Notary Public

My commission expires: 1/6/2015

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLES D. GARCIA	**CHARLES D. GARCIA**	**162160A06100CO**
16 SYCAMORE CT.	**16 SYCAMORE CT.**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

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,

WILLIAM WADE SUGG, III

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

CHARLES D. GARCIA, unmarried

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:

Being Unit 16, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium Townhouses, of record in Pat Book 5050, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with the appurtenant interest in the common elements of Hickory Hollow Condominiums f/k/a Mill Creek Club Condominium Townhouses, Phase One, Section One, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4887, Page 961, amended in Book 5101, Page 809, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM WADE SUGG, III, BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N. A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N. A. AS TRUSTEE FOR RAMP 2006RS5, DATED 10/19/2011 AND RECORDED ON 10/27/2011 IN INSTRUMENT NUMBER 20111027-0083548, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $27,500.00.

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 16 SYCAMORE CT, ANTIOCH, TN 37013.

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 2nd day of April, 2014.

WILLIAM WADE SUGG, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM WADE SUGG, III, 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 2nd day of April, 2014.

Notary Public

My Commission Expires: 1/6/2015

KEVIN M. BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY