WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 4-17-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lohanny S. Garcia	SWBC Mortgage	Parcel ID:
3309 New Towne Road	213 Overlook Cir.	15011008100
Antioch, TN 37013	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 acknowledged, we

Andrew L. Winston, married and Nicole Winston, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lohanny S. Garcia and Juan C. ~~Vasquez, wife and husband~~ Vazquez, wife and husband
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. 156, on the Plan of Section II, Towne Village of the Country, of record in Plat Book 5200, Page 176 and 177, said Register's Office, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Nicole Winston and Andrw L. Winston by deed from Adnrew Frank Johns, III, of record in Instrument 20008110079912, dated August 3, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5456, Page 511, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 176 and 177, said Register's Office.

Power of Attorney of record in Instrument 20140507-0039164, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3309 New Towne Road, 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 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 our hands this 30th day of April, 2014.

Andrew L. Winston by Roberta Evelyn Winston, Atty-in-fact
Andrew L. Winston by Roberta Evelyn Winston, Attorney in Fact

Nicole Winston

BILL GARRETT, Davidson County
Trans:T20140031712 DEEDWARR
Recvd: 05/07/14 14:46 2 pgs
Fees:13.00 Taxes:351.50

20140507-0039165

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Winston, 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 and official seal at Nashville, Tennessee, this 30th day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Roberta Evelyn Winston, 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 on behalf of Andrew L. Winston as his/her/their Attorney in Fact as the free act and deed of the within named Andrew L. Winston.

Witness my hand and official seal at Nashville, Tennessee the 30th day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.