mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140039307 DEEDWARR
Recvd: 06/04/14 14:04 2 pgs
Fees:13.00 Taxes:469.90
20140604-0048515

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE .WHICEVER IS GREATER, FOR THIS TRANSFER IS: $ 127,000.00
(one hundred twenty seven thousand dollars).

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 28th day of May, 2014.

NOTARY PUBLIC

My commission expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd, Suite 107
Hermitage, TN 37076

Record and return to:
Tennessee Nations Title Agency, Inc.
4811 Lebanon Rd Suite 107
Hermitage, TN 37076

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBER:
Florence VanBaak 437 Scotts Creek Trail Hermitage, TN 37076	Florence VanBaak 437 Scotts Creek Trail Hermitage, TN 37076	075120A12300CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

STEPHANIE GATICA AND MATTHEW GATICA, WIFE AND HUSBAND

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

FLORENCE VANBAAK, A SINGLE WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF GREER MEADOWS AT CEDAR CREEK, SECTION 3, PHASE J, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20010920-0101748, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE GATICA AND MATTHEW GATICA, WIFE AND HUSBAND BY WARRANTY DEED FROM CAPITOL HOMES, INC. AS RECORDED 7-2-2003 AS INSTRUMENT NUMBER 20030702-0091656.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 437 SCOTTS CREEK TRAIL, HERMITAGE, TN 37076.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of May, 2014.

Stephanie Gatica

Matthew Gatica

State of Tennessee}
County of Davidson}

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

Witness my hand and official seal at office, this the 28th day of May, 2014.

Notary Public

My commission expires: 9-13-14

