BILL GARRETT, Davidson County
Trans:T20140041065 DEEDWARR
Recvd: 06/11/14 10:11 2 pgs
Fees:13.00 Taxes:647.50
20140611-0050693

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me this 29TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT J. NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 6, 2017

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THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura A. Buchanan, married	First Community Mortgage, Inc. (NAME)	173110A01000CO
2036 Stanford Village Road (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we April Mae Garza-Wright and Casey Wright, joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura A. Buchanan, married, hereinafter called the Grantees, their heirs and assigns, that 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. 10 ON THE PLAN OF SECTION ONE, STANFORD VILLAGE, OF RECORD IN INSTRUMENT NO. 20000204-0012060, AND INSTRUMENT NO. 20000204-0012061, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO APRIL MAE GARZA AND CASEY WRIGHT, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM RICHARD A. NORTHCUTT, TRUSTEE OF RECORD IN INSTRUMENT NO. 20040916-0111835, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

APRIL MAE GARZA AND APRIL MAE GARZA WRIGHT BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2036 Stanford Village Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 29th day of May, 2014.

WARRANTY DEED
(Continued)

April Mae Garza-Wright

Casey Wright

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, April Mae Garza-Wright and Casey Wright, joint tenants with right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Belle Meade Title & Escrow Corp.
109 Kenner Avenue, Ste. 201
Nashville, TN 37205