NEW OWNER:

ROGELIO GARCIA ET AL
607 CLEVES STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Rogelio D. Garcia
8 Norshire Ln.
Hazelwood, MO 63042

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0857

Map and Parcel No: 04411016500

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140064007 DEEDWARR
Recvd: 08/28/14 13:13 3 pgs
Fees:18.00 Taxes:425.50
20140828-0078750

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JENNIFER RAY LUNSFORD, a single woman** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto ROGELIO DAGOBERTO GARCIA and wife, CHARLENE GARCIA ("Grantee"),their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 30 on the Plan of Section A, Village of Old Hickory, as shown on the plat of the same of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JENNIFER RAY LUNSFORD, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated October 13, 2011, and of record in Instrument No. 20111017-0080530, as corrected by Scrivener's Affidavit, of record in Instrument No. 20120605-0048791, both in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 607 CLEVES STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 68, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of August, 2014.

JENNIFER RAY LUNSFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JENNIFER RAY LUNSFORD, a single woman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2014.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$115,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2014.

NOTARY PUBLIC

My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY