Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0692

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20140066132 DEEDWARR
Recvd: 09/05/14 10:01 2 pgs
Fees:13.00 Taxes:740.00
20140905-0081357

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of July, 2014

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
Commission Expires: SEP 2 0 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luis Lopez Garcia 3712 Springwater Dr. Nashville, TN 37221	NEW OWNER	141-06-0C-034.00 CO

WARRANTY DEED

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, I/WE,

Donald Edward Tessier and Amelia Carrie McAlexander n/k/a Amelia Carrie M. Tessier

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis Garcia and Carla DeJesus Angeles, husband and wife

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. 40 on the Plan of Riverbridge Community, Phase 1A, of record in Instrument Number 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Donald Edward Tessier and Amelia Carrie McAlexander, by Warranty Deed from Owen Kieffer and wife, Elise Oesterreicher Kieffer, dated 3/31/06 and recorded 4/5/06 in Instrument No. 20060405-0038869, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3712 Springwater Dr., Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of July, 2014.

Donald Edward Tessier

AS ATTORNEY-IN-FACT FOR AMELIA CARRIE M. TESSIER
Donald Edward Tessier as Attorney in Fact for Amelia Carrie M Tessier

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of July 2014, before me personally appeared Donald Edward Tessier *** to me known to be the person who executed the foregoing instrument on behalf of Amelia Carrie M. Tessier, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Amelia Carrie M. Tessier. *** Donald Edward Tessier, also as an individual

Witness my hand and official seat at Brentwood, Tennessee, this 29th day of July, 2014.

Notary Public

Commission Expires

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016