WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

AFFIANT

Subscribed and sworn to me on September 19, 2014

NOTARY PUBLIC

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140072095 DEEDWARR
Recvd: 09/25/14 13:57 2 pgs
Fees: 13.00 Taxes: 1017.50

20140925-0088485

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27888SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Valerie Garcia Marco Garcia 7721 Brook Glen Way Nashville, TN 37221	New Owners	156-1-D-004.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Philip Wietrick, married, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents does transfer and convey unto Valerie Garcia and Marco Garcia, husband and wife, hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Brook Glen, a Planned Unit Development of record in Book 9700, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John Philip Wietrick, a single person, by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, dated August 31, 1998, of record in Book 11102, page 989, Register's Office for Davidson County, Tennessee. John Philip Wietrick having since married Traci L. Wietrick.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plan of record in Plat 9700, page 128, Register's Office for Davidson County, Tennessee, shows and Owners Certificate, and is subject to all matters as set forth therein.
3. Declaration of Covenants, Conditions and Restrictions, of Brook Glen, of record in Book 10276, page 283 Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brook Glen Homeowners Association, Inc., of record in Book 10477, page 552, Register's Office for Davidson County, Tennessee.
5. Boundary plat of record in Book 7900, page 828, Register's Office for Davidson County, Tennessee.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Traci L. Wietrick, spouse of Grantor, hereby joins in the execution of this instrument to convey any marital interest she may have in subject property.

This property is also known as improved property located at 7721 Brook Glen Way, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 19, 2014.

John P. Wietrick

John Philip Wietrick

Traci L. Wietrick

STATE OF GEORGIA, COUNTY OF DeKalb

On September 19, 2014, before me personally appeared John Philip Wietrick and Traci L. Wietrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as his/her free act and deed.

Witness my hand and official seal on September 19, 2014.

Jody Walker

NOTARY PUBLIC

My Commission Expires: June 23 2018

JODY WALKER
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires June 23, 2018