WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073272 DEEDWARR
Recvd: 09/30/14 10:17 2 pgs
Fees:13.00 Taxes:2525.25
20140930-0089881

R-BP-14-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $682,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janetta Fleming	**Same as New Owner**	
(NAME)	(NAME)	**103-12-143.00**
203 Mockingbird Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JULIAN GARZA, JR., UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JANETTA FLEMING, UNMARRIED,** hereinafter called the Grantee(s), 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 the Northerly 65 foot front and 56.5 foot rear of Lot No. 2 in Block "C" on the Plan of Cherokee Park Subdivision, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 65 feet on the Westerly side of Mockingbird Road and runs back 181 feet, more or less, on the Southerly line and 179.63 feet on the Northerly line to a dead line, and measures 56.5 feet thereon.

Being the same property conveyed to Julian Garza, Jr., a single man, by Warranty Deed from Caroline Chester and spouse, Nigel Lloyd, recorded on the 9th day of October, 2012 in Instrument No. 20121009-0092469, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 547, Page(s) 169 and 170, said Register's Office.
- Grant of Easement recorded at Instrument No. 20011126-0128250, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **203 Mockingbird Road, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF SEPTEMBER, 2014.

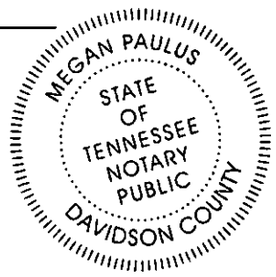
Julian Garza, Jr., by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIAN GARZA, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JULIAN GARZA, JR..

Witness my hand and official seal, this the 26th of September, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212