BILL GARRETT, Davidson County
Trans: T20150007860 DEEDWARR
Recvd: 02/02/15 09:45 2 pgs
Fees: 13.00 Taxes: 299.70
20150202-0009276

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Ana M. Garcia Garcia
Affiant

Subscribed and sworn to before me, this 30th day of January, 2015.

Notary Public

My commission expires: 3-01-16

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ANA M. GARCIA GARCIA** | NEW OWNER | **03405002500** |
| **320 ALTA LOMA RD** | | |
| **GOODLETTSVILLE, TN 37072** | | |

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 ACKNOWLEDGE, WE,

**LONNIE EDWARD CUSHING, III, SINGLE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANA M. GARCIA GARCIA, SINGLE**

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:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 6 ON THE MAP OF GATEWOOD, SECTION I, AS OF RECORD IN BOOK 3300, PAGES 47 TO 52, BOTH INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 6 FRONTS 99 FEET ON THE SOUTHERLY SIDE OF ALTA LOMA ROAD AND EXTENDS BACK 159.5 FEET ON THE EASTERLY LINE AND 153.7 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 119.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO LONNIE EDWARD CUSHING, III, AND LONNIE E. CUSHING AND WIFE, LENA CUSHING, WITH LONNIE E. CUSHING AND WIFE, LENA CUSHING RETAINING A LIFE ESTATE INTEREST, BY QUITCLAIM DEED FROM LONNIE E. CUSHING AND WIFE, LENA CUSHING, DATED 03/29/2004 AND RECORDED ON 03/30/2004 IN INSTRUMENT NUMBER 20040330-0035681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LONNIE E. CUSHING HAVING SINCE DIED_____ AND WIFE, LENA CUSHING HAVE SINCE DIED _____.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 320 ALTA LOMA RD, GOODLETTSVILLE, TN 37072.

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 in 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 30th day of January, 2015.

LONNIE EDWARD CUSHING, III

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, LONNIE EDWARD CUSHING, III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2015.

Notary Public

My Commission Expires: 3-01-16

