This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/09/15 08:47 3 pgs
Fees:18.00 Taxes:671.18
20150409-0031095

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Kurt S. Andress P.O. Box 1925 Brentwood TN 37024	**New Owner**	**161-07-0-108.00**

****

That **Ramiro Lozano Garcia and Martin Garcia** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors in hand paid by **Kurt S. Andress and wife, Anne H. Andress** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, McMurray Woods Addition of record in Plat Book 4675, Page (s) 6 and 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ramiro Lozano Garcia and Martin Garcia, as joint tenants with right of survivorship by Warranty deed from BCM Real Estate Services, LLC of record in Instrument No. 20050908-0108329, Register's Office for Davidson County, Tennessee, dated September 2, 2005 and recorded on September 8, 2005.

This is improved property which bears the address of: 5160 Hilson Road, Nashville, Tennessee 37211

Subject property was investment property only and never the marital or principal residence of either grantor, therefore no marital rights exist to be conveyed.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for herself and her heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind herself, her successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **7th** day of **April, 2015.**

Ramiro Lozano Garcia by
Alma G, Attorney-in-Fact

Ramiro Lozano Garcia by
Alma Garcia, Attorney-in-Fact

Martin Garcia by
Alma G. Attorney-in-Fact

Martin Garcia by
Alma Garcia, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Alma Garcia**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Ramiro Lozano Garcia and Martin Garcia,** and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal at office, on this **7th** day of **April, 2015.**

Notary Public

Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$181,400.00.**

Sworn to and subscribed before me this **7th** day of **April, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

