BILL GARRETT, Davidson County
Trans:T20150053635 DEEDWARR
Recvd: 07/02/15 13:42 3 pgs
Fees:18.00 Taxes:503.20
20150702-0064374

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
MARICELA GARCIA 420 Alta Loma Road Goodlettsville, TN 37072	(Same)	025-16-0-071.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES MICHAEL IGNATZ and wife, VICKY M. IGNATZ, and KATHY ANN IGNATZ, an unmarried woman,** have this day bargained and sold, and do hereby transfer and convey unto the said **MARICELA GARCIA, a married woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Goodlettsville Heights, Section IV, of record in Plat Book 2133, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL F. IGNATZ and wife, MARGARET K. IGNATZ, by deed from W. C. MONCRIEF & COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 2276, page 562, dated April 22, 1954, said Register's Office.

MARGARET K. IGNATZ having since died on or about January 4, 2003, leaving the said PAUL F. IGNATZ as the surviving tenant by the entireties.

PAUL F. IGNATZ conveyed his interest to CHARLES MICHAEL IGNATZ and KATHY IGNATZ EDGE, reserving unto himself a Life Estate, by quitclaim deed of record in Instrument No. 20060113-0005519, dated January 12, 2006, said Register's Office.

PAUL F. IGNATZ having since died on or about November 11, 2013, extinguishing his Life Estate.

The said Vicky M. Ignatz, wife of Charles Michael Ignatz, joins in this conveyance to convey any marital interest she may have.

The said Kathy Ignatz Edge is now an unmarried person and is one and the same person as Kathy Ann Ignatz.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $136,000.00.
Subscribed and sworn to before me,
this 30 of June, 2015.
My Commission Expires: 01/11/2017

xMaricela Garcia
Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 420 Alta Loma Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 30 day of June, 2015.

Charles Michael Ignatz
CHARLES MICHAEL IGNATZ

Vicky M. Ignatz
VICKY M. IGNATZ

Kathy Ann Ignatz
KATHY ANN IGNATZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **CHARLES MICHAEL IGNATZ, VICKY M. IGNATZ, and KATHY ANN IGNATZ,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 01/11/2017

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY