BILL GARRETT, Davidson County
Trans:T20150095414 DEEDWARR
Recvd: 11/09/15 14:01 2 pgs
Fees:13.00 Taxes:851.00
20151109-0113944

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156694

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015.

NOTARY PUBLIC

My commission expires: 3/16/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo L. Garcia and Lauren G. Garcia 5065 English Village Drive Nashville, TN 37211	new owner	161 10 0A 178.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KRISTINA L. DINGMAN AND BARRY C. DINGMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EDUARDO L. GARCIA AND LAUREN G. GARCIA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot Number 143, on the Plan of Phase Two, Villages of Brentwood, as shown by Plat appearing of record in Plat Book 6250, Page 169, as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Kristina Kirkland, unmarried by Warranty Deed dated January 27, 2005 and recorded February 1, 2005, of record in Instrument Number 20050201-0011550, in the Register's Office of Deeds of Davidson County, Tennessee. Kristina Kirkland is now married to Barry C. Dingman and known as Kristina L. Dingman. The said Barry C. Dingman hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

KD

BD

Improved property more formally known as 5065 English Village Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of November, 2015.

Kristina L. Dingman

Kristina L. Dingman

Barry C. Dingman

Barry C. Dingman

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Kristina L. Dingman and Barry C. Dingman, 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 seal, this the 6th day of November, 2015.

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Melinda Sutherland

Printed Notary Name

My commission expires: 3/6/18