# WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Octavio Garcia | New owner | 148-14-0-171.00 |
| (NAME) | (NAME) | |
| 122 Brenda Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bancroft O'Quinn Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Octavio Garcia and Maria Lourdes Garcia Martinez,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Haywood Forest, Section 2, Revised, as of record in Book 5200, Page 225, 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 Bancroft O'Quinn, Jr. from Cadbury Properties, Inc. by QuitClaim Deed for $0.00 consideration dated December 14, 2012 and recorded December 17, 2012 as Instrument No. 20121217-0115970, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictions of record in Book 5480, Page 13, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 122 Brenda Lane, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 11th day of November, 2015.

Bancroft O'Quinn Jr.

BILL GARRETT, Davidson County
Trans:T20150097371 DEEDWARR
Recvd: 11/16/15 14:58 2 pgs
Fees:13.00 Taxes:327.64
20151116-0116230

State of Tennessee
County of Rutherford

Personally appeared before me Bancroft O'Quinn Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of November, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14193

