BILL GARRETT, Davidson County
Trans:T20160015445 DEEDWARR
Recvd: 02/25/16 09:44 2 pgs
Fees:13.00 Taxes:1110.00

20160225-0017895

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2016.

Notary Public
My commission expires:

06-1602-76320

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Debra C. Garcia 2924 Knobdale Road Nashville TN 37214	New Owner 9311 San Pedro #100 San Antonio, TX 78216	084-08-0-077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry Gilbert and wife, Raylene Gilbert**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Debra C. Garcia and Victor C. Garcia, wife and husband, as joint tenants**, hereinafter called the Grantees, their successors 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. 156, on the Plan of Lincoya Hills, Section Six, of record in Book 2331, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Gilbert and wife, Raylene Gilbert by deed from Carter P. French and Carolyn S. French, husband and wife, and Martha J. Nicholson, an unmarried woman, dated June 27, 2012, recorded June 28, 2012, of record in Instrument No. 20120628-0056619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2924 Knobdale Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

WITNESS my hand this 22nd day of February, 2016.

Terry Gilbert

Raylene Gilbert

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Terry Gilbert and Raylene Gilbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of February, 2016.

Notary Public
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires: 9-28-2016