BILL GARRETT, Davidson County
Trans:T20160066876 DEEDWARR
Recvd: 08/03/16 11:54 2 pgs
Fees:13.00 Taxes:592.00
20160803-0080280

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dawn Gardin
739 Tulip Grove Rd #302
Hermitage, TN 37076-5706

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

MAP/PARCEL 075-12-0C-025.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sara Garcia n/k/a Sara Sullins and husband, William D. Sullins, and Victor F. Garcia and Hava M. Garcie, husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto **Dawn Gardin, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 302, Building 3, on the Plan of Phase Two, Brookside Park Townhomes of record in Plat at Instrument No. 20001010-0100359, 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 Sara Garcia, unmarried and Victor F. Garcia and Hava M. Garcia, husband and wife by Warranty deed from Evelyn Woods, joined by her husband, Richard Woods of record in Instrument No. 20090210-0011523 Register's Office for Davidson County, Tennessee, dated February 6, 2009 and recorded on February 10, 2009.

William D. Sullins, the spouse of Sara Garcia Sullins, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Sara Garcia Sullins.

This is improved property known as: **739 Tulip Grove Rd, Hermitage, Tennessee 37076-5706**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20001010-0100359, and restrictions in Book 11653, page 251, amended in Instrument No. 20000718-0070532 and Instrument No. 20010212-0013362 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of July, 2016.

Sara Garcia Sullins
Sara Garcia Sullins

William D Sullins
William D. Sullins

Victor F. Garcia
Victor F. Garcia

Hava M Garcia
Hava M. Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sara Garcia Sullins, William D. Sullins, Victor F. Garcia and Hava M. Garcia,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of July, 2016.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

Patrick Smith
AFFIANT

Subscribed and sworn to before me this the 29th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

File No: 169547