BILL GARRETT, Davidson County
Trans:T20170020317 DEEDWARR
Recvd: 03/09/17 09:59 3 pgs
Fees:18.00 Taxes:684.50
20170309-0023327

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 8-17-19
File No. G17-7350D

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Danilo Lopez and Jill Song Lopez, husband and wife (NAME)	(NAME) SAME	17-81.01
5825 Lickton Pike (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Fred Garcia and Jerri Garcia**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danilo Lopez and Jill Song Lopez, husband and wife,** 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:

SEE ATTACHED EXHIBIT 'A'

BEING the same property conveyed to Fred Garcia and Jerri Garcia, husband and wife from Hershel Rayburn Adcock and wife, Janis Carter Adcock, by Warranty Deed dated September 13, 2013, as Instrument No. 20130918-0098111, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jerri Garcia is signed by her duly appointed Attorney-in-fact Robin Harmon, pursuant to the Power of Attorney recorded in Instrument #20170309-0023326, said Register's Office.

This is improved property, known as 5825 Lickton Pike, Goodlettsville, TN 37072.

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. 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 my/our hand(s) this 6th day of March, 2017.

x _____ March 06, 2017
Fred Garcia Date

JERRI GARCIA

By: Jerri Garcia by _____ March 06, 2017
Robin Harmon, Attorney-in-Fact Date
Robin Harmon POA

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Fred Garcia , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of March, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Robin Harmon, Attorney-in-Fact for Jerri Garcia, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of March, 2017.

My Commission Expires: 8/11/2018

_____
Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TWO TRACTS OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN R. ALLEY, SURVEYOR, NOVEMBER 7, 1964, AS FOLLOWS:

TRACT NO. 1: BEGINNING AT A POINT IN THE CENTER OF LICKTON PIKE AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DAVIDSON COUNTY BOARD OF EDUCATION BY DEED FROM SHELBY GREER AND WIFE, OF RECORD IN BOOK 2802, PAGE 123, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID PIKE NORTH 40° 30' EAST 81.5 FEET, NORTH 48° EAST 85 FEET, NORTH 56° EAST 100 FEET, NORTH 58° 30' EAST 100 FEET AND NORTH 52° 40' EAST 75 FEET; THENCE SOUTH 85° 30' EAST 203 FEET TO A POST; THENCE SOUTH 5° 15' WEST 284 FEET; THENCE NORTH 86° 30' WEST 518 FEET TO THE BEGINNING, CONTAINING 2.49 ACRES, MORE OR LESS.

TRACT NO. 2: BEGINNING AT A POST, SAID POST BEING SOUTH 85° 30' EAST 203 FEET FROM THE CENTER OF LICKTON PIKE, SAID POST BEING ALSO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES D. STRICKLAND, AND WIFE, BY DEED FROM SHELBY GREER, AND WIFE, OF RECORD IN BOOK 3836, PAGE 588, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 85° 30' EAST 15 FEET; THENCE SOUTH 6° 00' EAST 339.5 FEET; THENCE NORTH 86° 30' WEST 214 FEET; THENCE NORTH 19° 03' EAST 52 FEET TO A CONCRETE MARKER IN SAID STRICKLAND'S SOUTHERN BOUNDARY LINE; THENCE WITH SAID STRICKLAND'S SOUTHERN BOUNDARY LINE, SOUTH 86° 30' EAST 118 FEET TO SAID STRICKLAND'S SOUTHEAST CORNER; THENCE WITH SAID STRICKLAND'S EASTERN BOUNDARY LINE, NORTH 5° 45' EAST 284 FEET TO THE BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS.