WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 11-20-18

(AFFIX SEAL)

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita Garcia J. Luis Garcia Lina Marcela Vargas	Pinnacle Bank	108120B09900CO
(NAME)	(NAME)	BILL GARRETT, Davidson County Trans: T20170035777 DEEDWARR Recvd: 04/27/17 15:28 2 pgs Fees: 13.00 Taxes: 1060.05
1324 Timber Valley Dr.	150 3rd Ave S. Ste 900	
(ADDRESS)	(ADDRESS)	20170427-0041657
Nashville, TN 37214	Nashville, TN 37201	
(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, We, **Morris Randell Yarbrough and Niki G. Yarbrough,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J. Luis Garcia and Anita Garcia, husband and wife, and Lina Vargas, a married woman,** 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:

Being Lot No. 198, on the plan of Phase 1-A, Harborview, Section 2, of record in Plat Book 6900, Page 756-758 and Surveyor's Certificate of Correction of record in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Morris Randell Yarbrough and wife, Niki G. Yarbrough, by Warranty Deed of record in Book 9489, Page 695, Register's office for Davidson County, Tennesee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1324 Timber Valley Dr., Nashville, TN 37214
(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.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Witness my/our hands this 24th day of April, 2017.

Morris Randell Yarbrough

Niki G. Yarbrough

State of Tennessee
County of Williamson

Personally appeared before me Morris Randell Yarbrough and Niki G. Yarbrough, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 12025

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020