

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2017.

Notary Public

My commission expires: 6/2/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caitlin M. Kleinsmith	GUARANTEED RATE, INC.	**173-15-0A-055.00 CO**
1240 Bending Creek Drive	3940 N RAVENSWOOD	BILL GARRETT, Davidson County Trans:T20170040119 DEEDWARR Recvd: 05/11/17 08:40 2 pgs Fees:13.00 Taxes:762.20 20170511-0046672
Nashville, TN 37013	CHICAGO, IL 60613	

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 HEREBY ACKNOWLEDGED, WE,

Peter Anthony Garcia and Wendy J. Garcia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caitlin M. Kleinsmith

HEREINAFTER CALLED THE GRANTEE, HER 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(s) 55, as shown on the map entitled Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 and 28, 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 PETER ANTHONY GARCIA AND WENDY J. GARCIA, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, BY ITS DULY APPOINTED AUTHORIZED ATTORNEY IN FACT, BURROW CLOSING MANAGEMENT CORPORATION, of record in Instrument No. 20040611-0069328, dated May 19, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1240 Bending Creek Drive, Nashville, TN 37013**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 8th day of May, 2017.

Peter Anthony Garcia
Peter Anthony Garcia

Wendy J. Garcia
Wendy J. Garcia

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand, at office, this **8th** day of **May, 2017.**

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
WILLIAMSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC