This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17556

Bill Garrett Davidson County
Batch# 23061 DEEDWARR
11/07/2017 09:38:00 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00

20171107-0114330

**Send Tax Bills To:**
New Owner

**New Owner is:**
Stacy D. Squires
505 Almadale Court
Brentwood, TN 37027

MAP: 171-04-0B
PARCEL: 022.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gretel C. Garcia, Trustee of The Gretel C. Garcia Living Trust** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Stacy D. Squires and Steven R. Squires, wife and husband**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 505 Almadale Court, Brentwood, TN 37027

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of Cloverland Park, R40 Residential P.U.D. of record in Instrument No. 20001013-0102079, 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 The Gretel C. Garcia Living Trust, Gretel C. Garcia, Trustee, by Quitclaim Deed from Gretel Garcia, dated 4/10/17 and recorded 4/13/17 in Instrument No. 20170413-0036323; and being the same property previously conveyed to Charlene Toomey and Gretel Garcia, as tenants in common with the right of survivorship, by Warranty Deed from Michael M. Lynd and wife, Kelly D. Lynd, dated 7/28/15 and recorded 7/29/15 in Instrument No. 20150729-0074709, in the Register's Office of Davidson County, Tennessee. The said Charlene Toomey having since died, intestate, on November 13, 2016, thereby vesting subject property solely in Gretel C. Garcia as surviving tenant. See also Affidavit of Heirship recorded 5/3/17 in Instrument No. 20170503-0043323, said Register's Office.

GG
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2 day of November, 2017.

GRANTOR:

**Gretel C. Garcia, Trustee of The Gretel C. Garcia Living Trust,**

**By:**

**Its: Trustee**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Gretel C. Garcia,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Trustee** of **The Gretel C. Garcia Living Trust** the within named bargainor, and that he/she as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2 day of November, 2017.

Notary Public

My Commission Expires

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**STATE OF TENNESSEE** )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

KCan
Affiant

**SWORN TO** and subscribed before me this 2 day of November, 2017.

Janderson
NOTARY PUBLIC




My commission expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018