PREPARED BY:
Robert Lee
Mortgage Connect 260 Airside Drive
Moon Township, PA 15108

Bill Garrett Davidson County
Batch# 61815 DEEDWARR
02/23/2018 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180223-0017293

MAIL TAX STATEMENTS TO: MIGUEL GARCIA, 1669 CUMBERLAND STATION Boulevard, Madison, TN 37115

Warranty Deed

File No: 947178

THIS INDENTURE, made and entered into this 16 day of February, 2018, by and between Miguel Garcia and Maria E. Garcia, husband and wife who acquired title as Miguel Garcia Perez and Maria E. Gomez, husband and wife, party of the first part, Miguel Garcia and Maria E. Garcia, husband and wife and party of the second part,

BEING the same premises which The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee in deed dated 03/19/2008 and recorded 03/27/2008 in the DAVIDSON County Recorder's Office in Deed Book Volume 20080327-0030846, page , granted and conveyed to Miguel Garcia Perez and Maria E. Gomez, husband and wife, the Grantors herein.

WITNESSETH: That for and in consideration of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Miguel Garcia Perez n/k/a Miguel Garica — **Miguel Garcia Perez n/k/a Miguel Garica**

Maria E. Gomez n/k/a Maria E. Garcia — **Maria E. Gomez n/k/a Maria E. Garcia**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Miguel Garcia Perez n/k/a Miguel Garcia and Maria E. Gomez n/k/a Maria E. Gomez

_____ to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 16th day of February 2018.

Tuwana J. Bryant
Notary Public

My commission expires: 05-08-2018

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Miguel Garcia
Affiant

Subscribed and sworn to before me this 16th day of February, 2018.

Tuwana J. Bryant

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

TAXPAYER / OWNER: MIGUEL GARCIA
PROPERTY ADDRESS: 1669 CUMBERLAND STATION Boulevard, Madison, TN 37115

Exhibit A
Legal Description

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 205 on the Plan of Cumberland Station at Wilson Gap, Section Two as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee to Miguel Garcia Perez and Maria E. Gomez, husband and wife as set forth in Deed Instrument #20080327-0030846 dated 03/19/2008, recorded 03/27/2008, DAVIDSON County, TENNESSEE.

053090B07000CO

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES