WARRANTY DEED

Bill Garrett Davidson County
Batch# 87060 DEEDWARR
05/01/2018 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20180501-0041034

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00**

Amie Rose Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 30th DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amie Garcia & Norman Garcia Galvan	Highland Residential Mortgage, Ltd	072060G00100CO
(NAME) 938 Elvira Avenue	(NAME) 30 Burton Hills Blvd., #210	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27th day of March, 2018, by and between **Andrew S. Walker, unmarried,** party of the first part and **Amie Rose Garcia & Norman Amory Garcia Galvan, wife and husband,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Elvira Estates, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150417-0034118, 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 part of the same Property conveyed to Andrew S. Walker, unmarried by Warranty Deed from Team 4 Properties, LLC, a Tennessee Limited Liability Company, dated July 15, 2016 and recorded July 18, 2016 of record in Instrument No. 20160718-0073462, Register's Office for Davidson County, Tennessee.

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, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

and that the title and quiet possession thereto it 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 is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

This property is improved property known as: 938 Elvira Avenue, Nashville, TN 37216

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

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ANDREW S. WALKER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANDREW S. WALKER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of March, 2018

Commission expires: ~~7/5/21~~ 7/5/21

Notary Public

BRADY TEAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

All matters shown on the plat of record in Plat Book 421, Page 35, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Document No. 20150417-0034118, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement recorded in Book 4275, Page 336 in the Register's Office of Davidson County, Tennessee.

Charter of Elvira Estates Homeowner' Association, Inc., recorded as Instrument No. 20150428- 0037841, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

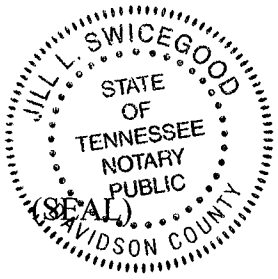
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

900