WARRANTY DEED

Bill Garrett Davidson County
Batch# 106410 DEEDWARR
06/19/2018 10:51:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20180619-0058855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA A CRIGGER	DEBRA A CRIGGER	
(NAME)	(NAME)	11912012700
P.O. BOX 140441	P.O. BOX 140441	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Luis Garza, a married man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra A Crigger,** 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 112, BATTLEWOOD SUBDIVISION, SECTION TWO, as shown on plat of record in Plat Book 1835, Page 95 and 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less Conveyance to Metro Government:

Being a part of Lot No. 112 on the Plan of Battlewood Section II, as of record in Book 1835, Pages 95 and 96, R.O.D.C., Tennessee.

Beginning at a point in the south right-of-way line of Drummond Court, said point being the northwest corner of Lot #112, running southerly on the westerly side of Lot #112, 25' to a point in the southern right-of-way line of Briley Parkway; thence eastwardly along the southerly right-of-way line of Briley Parkway, 100' to a point in the easterly line of Lot No. 112; thence northerly 25' to a point at the northeasterly corner of Lot No. 112; thence 100' westerly along the northerly margin of Lot No.112 to the beginning and containing 2500 sq. ft., more or less. Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed from Charlie B. Holt and Sadie L. Holt, recorded on 23rd day of March, 1964 in Book 3704, Page 555 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Luis Garza by virtue of that certain Warranty Deed dated August 20, 2010, and being of record at Instrument No. 20100915-0073432 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 745 Drummond Court. Nashville, TN 37211
(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.

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of June, 2018.

Luis Garza

Oropeza Paramo Irene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Luis Garza and Oropeza Paramo Irene** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2018.

Notary Public

My Commission Expires: _____

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-30-2018
WILLIAMSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019