File #: 31074-8 Box 14

Bill Garrett Davidson County
Batch# 128476 DEEDWARR
08/14/2018 08:41:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180814-0079927

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000

Noah Cook
Affiant

Subscribed and sworn to before me, this 13th day of August, 2018.

Corylyn S. Priest
Notary Public

My commission expires:
7-8-2019

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory Overstreet	**SWBC Mortgage**	**128 12 0C 028.00**
1146 Woodbury Falls Court	**9311 San Predro #100**	
Nashville, TN 37221	**San Antonio, TX 78216**	

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 ACKNOWLEDGE, WE,

Jessica Jarupat, A Single Woman

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

Gregory L. Overstreet, A Married Man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit 1146, WOODBURY TOWNHOMES, PHASE I, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060130-0028278 amended at Instrument No. 20080201-0010772, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being portion of the same property conveyed by QuitClaim Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company to Vastland Northcrest Development, LLC, A Tennessee Limited Liability Company as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108883 and portion of Warranty Deed from the Senior Group, a common law business organization, composed solely of Robert R. Krilich, Sr. and Donna R. Krilich to Gallardia Properties, LLC., a Tennessee Limited Liability Company as recorded on the 20th day of December 2004 in Instrument No. 20041220-0151012, in the Register's Office of Davidson County, Tennessee.
Henry Garcia, spouse of Jessica Jarupat Garcia is joining in the execution of this instrument to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Instrument No. 20060310-0028278, amended in Instrument No. 2008-0201-

Easements of record in Instrument No. 20120810-0071791, Book 5074, Page 945, Book 8083, Page 534, Book 8083, Page 547, Instrument No. 20120706-0059466, Said Register's Office
HOA Charter of Record in Instrument No. 20060309-0027744, Said Register's Office

Conveyance to State of Tennessee of record in Book 8083, Page 541

Storm Water Detention Agreement of Record in Instrument No. 20050118-0005578

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1146 Woodbury Falls Court, Nashville, TN 37221.

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 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 10th day of August, 2018.

Jessica Jarupat Garcia
By Henry Garcia, Attorney In Fact

Henry Garcia

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Henry Garcia, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Henry Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jessica Jarupat Garcia, and that he is authorized by Jessica Jarupat Garcia to execute this instrument on her behalf.

Witness my hand and seal at Nashville, TN, this 10th day of August, 2018.

Notary Public

My commission expires:

NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY