Name and Address of New Owner:
Jose Gabriel Garcia and Martha Garcia Navarrete
221 Coleridge Court
Antioch, TN 37013

Send Tax Bills To:
Jose Gabriel Garcia
221 Coleridge Court
Antioch, TN 37013

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 257249 DEEDWARR
07/16/2019 07:59:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190716-0069157

Map & Parcel No: 16202011000

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 legal sufficiency of which are hereby irrevocably acknowledged, **Nawas Salman Hussein**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose G Garcia**, married "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office of said County. Said Lot fronts 70 feet on the Southerly side of Coleridge Court and extends back 121.5 feet on the Easterly line and 126.4 feet on the Westerly line to a dead line and measures 96.98 feet thereon.

Being the same property conveyed to Nawas Salman Hussein by General Warranty Deed from Lois J. Manlove, an unmarried woman, dated October 18, 2018 and recorded October 19, 2018 in Instrument No. 20181019-0104098, in the Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of **Nawas Salman Hussein** and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-19-221

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2019.

(SEAL)
Nawas Salman Hussein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2019, before me personally appeared Nawas Salman Hussein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office this 11th day of July, 2019.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 7/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$245,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 11th day of July, 2019.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
My commission expires: 7/6/20
File No. 19-389