WARRANTY DEED

Karen Johnson Davidson County
Batch# 406846 **DEEDWARR**
05/28/2020 08:13:45 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20200528-0054729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Christopher N. Inkum	**New Owner**	
(NAME)	(NAME)	
552 Grand Oaks		**162-10-0-176.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLOS GARCIA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER N. INKUM,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Brook-View-Estates, Section 2 of record in Plat Book 4460, Page 163, 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 the same property conveyed to Carlos R. Garcia, married by Special Warranty deed from Federal National Mortgage Association aka Fannie Mae of record in Instrument No. 20080728-0076635 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 28, 2008.

Being the same property conveyed to Carlos Garcia, married by Quitclaim deed from Carlos R. Garcia, married of record in Instrument No. 20170223-0018166 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 23, 2017.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4689, Page 561, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **624 Roxanne Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MAY, 2020.

Carlos Garcia

STATE OF NY
COUNTY OF Orange

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

Witness my hand and official seal, this the 14th of May, 2020.

Notary Public
My Commission Expires: 10/15/21
(SEAL)

GEORGIA C. CAHILL
Notary Public - State of New York
No. 01CA6291433
Qualified in Orange County
My Commission Expires Oct. 15, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212