THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527361

Karen Johnson Davidson County
Batch# 430223 **DEEDWARR**
07/02/2020 02:52:36 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200702-0072020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey D. Garcia 6939 Calderwood Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 181 03 0A 219.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Ray Nesler and Rebecca Nesler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey D. Garcia, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Revision One 3rd Addition to Indian Creek RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050301-0022508, 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 Eric Ray Nesler and Rebecca Nesler, husband and wife by Quitclaim deed from Eric Ray Nesler and Rebeca Nesler, husband and wife of record in Instrument No. 20190613-0056620, in the Register's Office of Davidson County, Tennessee, dated June 05, 2019 and recorded on June 13, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE 3RD ADDITION TO INDIAN CREEK RS10 CLUSTER LOT SUBDIVISION, as recorded in Plat at Instrument No. 20050301-0022508.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 3RD ADDITION TO INDIAN CREEK RS10 CLUSTER LOT SUBDIVISION, as recorded in Plat at Instrument No. 20050105-0001852.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553; amended in Instrument No. 20050118-0006063 and Rules and Regulations recorded in Instrument No. 20200304-0024117.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040902-0106369.

This is improved property located at 6939 Calderwood Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

Eric Ray Nesler

Rebecca Nesler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Ray Nesler and Rebecca Nesler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY