RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 448958 DEEDWARR
08/03/2020 11:55:37 AM 2 pgs
Fees: $13.00 Taxes: $834.35

20200803-0085292

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE Davidson
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is $225,500.00.

Affiant

Subscribed and sworn to before me, this 31 **day of July, 2020.**

Notary Public
My commission expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

06-2007-77499

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brandon Garza 185 Bonnafield Dr Hermitage TN 37076	NEW OWNER	075-05-0-106.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Matthew Goins and Cynthia Caroline Hughes, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon L. Garza and Heather Elizabeth Luthy Garza, husband and wife**, hereinafter called the Grantees, their successors 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 No. 8, on the Plan of Section One, Hermitage Place, of record in Book 6900, Page 206, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David Matthew Goins, unmarried and Cynthia Caroline Hughes, unmarried by deed from Malisa J. Hall (formerly Malisa J. Ast) and husband, Bruce Hall, dated December 11, 2013, recorded December 16, 2013, of record in Instrument No. 20131216-0126718, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 185 Bonnafield Dr, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31 day of July, 2020.

David Matthew Goins

Cynthia Caroline Hughes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David Matthew Goins and Cynthia Caroline Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31 day of July, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY