WARRANTY DEED

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138
06-068

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: January 23, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Allen Thomas	Same	
(NAME)	(NAME)	43-13-193
310 Maple Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060041

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jorge Gonzalez, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Allen Thomas, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 310 Maple Street, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of February, 2006.

Davidson County DEEDWARR
Recvd: 02/24/06 15:42 2 pgs
Fees:13.00 Taxes:277.50
20060224-0021904

Jorge Gonzalez

Maria Elena Gonzalez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jorge Gonzalez and Maria Elena Gonzalez the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jorge Gonzalez and Maria Elena Gonzalez executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 15th day of February, 2006.

Commission expires: January 23, 2010

Cari Allen
Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, and being described as follows:

Tract No. 1

Being Lot No. 3, Block G, on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract No. 2

Being Lot No. 4, Block G, on the plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property commonly known as: 310 Maple Street, Madison, Davidson County, Tennessee.

BEING all of the same property conveyed to Jorge Gonzalez, a married man by Warranty Deed from Richard L. Whitlow, a married man, dated March 19, 2004 of record at Instrument No. 20040325-0033825, Register's Office for Davidson County, Tennessee.

JLG MEJ