File No. 260401352

WARRANTY DEED

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

X Olga P. Encalada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF MAY, 2006.

Kathy J Byers
Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/17/06 12:41 2 pgs
Fees:13.00 Taxes:510.60
20060517-0057805

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olga P. Encalada	Countrywide Home Loans, Inc.	051-04-0-015.00
(NAME) 629 Gibson Drive	(NAME) 750 Old Hickory Blvd.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, Tennessee 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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Eloise Hurt as Successor Trustee of the Leah G. McGraw Living Trust, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olga P. Encalada and Andres Encalada, wife and husband, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 16, DALE HEIGHTS, as shown by plat of record in Plat Book 2330, Page 153, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leah G. McGraw, Trustee of the Leah G. McGraw Living Trust, established by the Revocable Trust Agreement of Leah G. McGraw by deed from Leah G. McGraw of record in Instrument No. 200302210023014, filed for record on 2/21/2003 in the Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 629 Gibson Drive, 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(S), his/her/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), his/her/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 our hands this 15th day of May, 2006.

Eloise Hurt as Successor Trustee of the Leah G. McGraw Living Trust

Eloise Hurt Successor Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eloise Hurt with whom I am personally acquainted and who upon her oath acknowledged herself to be the Successor Trustee of the Leah McGraw Living Trust the within named bargainer, a corporation, and that, she as such Successor Trustee, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Successor Trustee.

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

Notary Public

My commission expires: 9/19/09

File Number: 260401352

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY