File No. 260701048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/21/06 10:18 2 pgs
Fees:13.00 Taxes:580.90
20060721-0088143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesus Catalan	Jesus Catalan	052-06-0-071.00
(NAME) 741 Florence Circle	(NAME) Same	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, WE, **Franklin Cardona, and Wife, Lisbedth Cardona**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesus Catalan, and Wife, Anastasia Catalan**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 the southerly 57.5 feet front and 30.1 feet rear of Lot No. 58 and the northerly 79.65 feet front of Lot No. 59 on the Map of Madison Heights Subdivision, Section No. 1, as of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Florence Avenue at a point 42.5 feet south of the corner of Lots Nos. 57 and 58, the southwest corner of the property conveyed to Bill Bryan, by deed from Mabel Graves Jensen, of record in Book 2649, Page 201, said Register's Office; thence with the said Bryan's southeasterly line, northeastwardly 475.8 feet, more or less, to the westerly line of Lot No. 71; thence with the westerly line of Lots Nos. 71 and 70, southwardly 90.7 feet to the corner of Lots Nos. 59 and 60, the northeast corner of the property conveyed to Bettie Klotz Harter, by deed from Mabel Graves Jensen, of record in Book 2794, Page 593, said Register's Office; thence with said Harter's northwesterly line, southwestwardly 442.8 feet, more or less, to the easterly margin of Florence Avenue; thence with said Avenue, northwestwardly 137.15 feet to the beginning.

Being the same property conveyed to Franklin Cardona and wife, Lisbedth Cardona, by deed from Ross Cohen Randolph and Theresa Ann Randolph Gray, of record in Book 8179, page 368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, easements, setback lines and restrictions of record.

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 741 Florence Circle, 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), 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 hands this 20th day of July, 2006.

Franklin Cardona

Lisbedth Cardona

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named FRANKLIN CARDONA and wife, LISBEDTH CARDONA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 20th day of July, 2006.

Commission expires: _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

File Number: 260701048

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072