WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

RETURN TO:
#126091

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilay Jaime	Dilay Jaime	63-114
(NAME) 1805 Hudson Road	(NAME) 1805 Hudson Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ashley Compton and wife, Melissa Compton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dilay Jaime and husband, Alexis Ravelo, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, surveyor, Tenn. Certificate No. 6121, also known as Lot No. 13 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the easterly margin of Hudson Road at the northwest corner of the property conveyed to Jesse D. Lewis and wife, of record in Book 2796, page 69, Register's Office for Davidson County, Tennessee; thence N. 78 deg. 29' E. along the northern boundary line of the Lewis property 597.18 feet to a point; thence N. 4 deg. 50' E. 340.11 feet to a point being the southerly side of a proposed road; thence N. 85 deg. 10' W. 568 feet to a point; thence with a curve to the left having a central angle of 30 deg. 41' and a radius of 430.62 feet, 230.53 feet to a point; thence S. 64 deg. 09' W. 19.08 feet to a point; thence with a curve to the left having a central angle of 90 deg. And a radius of 25 feet, 39.27 feet to a point in the easterly margin of Hudson Road, S. 25 deg. 51' E. 469.87 feet to a point of beginning, and containing 7 acres, more or less.

Being the same property conveyed to Ashley Compton, by deed of record in Instrument No. 20050713-0081077, Register's Office for Davidson County, Tennessee.

Melissa Compton joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 1805 Hudson Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 01/10/07 10:13 2 pgs
Fees:13.00 Taxes:721.50
20070110-0004094

Witness our hands this 8th day of January, 2007.

Ashley Compton

Melissa Compton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Compton and Melissa Compton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2007.

Commission expires: February 22, 2010

Notary Public

