WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/30/08 10:12 2 pgs
Fees:13.00 Taxes:302.66
20080630-0066993

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81.800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 9/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Garzon	Alejandro Garzon	
(NAME)	(NAME)	
652 Delaware Ave.	652 Delaware Ave.	04305024300
(ADDRESS)	(ADDRESS)	
Madison, TN	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081180

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, David W. Hull**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alejandro Garzon**, 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. :

Land in Davidson County, Tennessee, being Lot Nos. 23 and 24 of Block "D" on the Map of Cedarcrest Estates, as of record in Book 974, page 15, Register's Office of Davidson County, Tennessee.

Said Lot Nos. 23 and 24 adjoin and front together 50 feet on the Easterly margin of Delaware Avenue, and run back 300 feet on the Northerly line and 294.6 feet on the Southerly line to a dead line in the rear, measuring 50 feet, more or less, thereon.

BEING all of the same property conveyed to David W. Hull by Warranty Deed from Metropolitan Development and Housing Agency dated May 4, 1994 and filed of record in Book 9372, page 322, and re-recorded in Book 9544, Page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made and executed and is subject to the express conditions described in the attached Urban Homesteading Agreement which shall be made a part of this deed and is hereby incorporated into this deed as if fully set forth herein.

unimproved ☐

This is improved ☒ property, known as 652 Delaware Ave., 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UINSATISFACTORY WHEN RECEIVED

David W. Hull

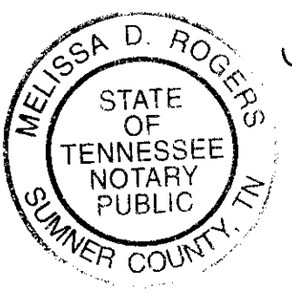
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 13th day of June, 2008.

Commission expires: 3/24/09



Melissa D. Rogers
Notary Public

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013