(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/08 15:29 2 pgs
Fees:13.00 Taxes:518.00

20081010-0102908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 15-06-2011
(AFFIX SEAL)

J. SUSAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isauro A. Valdez-Duarte, et ux	Southeast Financial Federal Credit Union	042-15 68.00
(NAME)	(NAME)	
114 East Marthona Road	220 South Royal Oaks Boulevard	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37064	
(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, **Pedro Reyes and wife, Deanna Reyes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isauro A. Valdez-Duarte and wife, Gilda A. Soto**, 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:

Beginning on the westerly right-of-way of East Marthona Road, at a point 431.20 feet south of the southerly right-of-way Old Hickory Boulevard, thence; N 86-02-00 W, 428.50 feet to an iron pin in a fence, thence; S 03-58-00 E, 100.0 feet to an iron pin, thence; S 86-02-00 E, 422.50 feet to an iron pin in the westerly right-of-way East Marthona Road, thence; north 100.00 feet to the point of beginning, containing 0.98 acres more or less.

Being the same property conveyed to Pedro Reyes, married by Deed from David Ronald Scutt and wife, Pauline Louise Dunn Scutt, of record in Instrument No. 20080707-0069491, dated July 2, 2008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5599, page 982, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 114 East Marthona 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.

Witness my hand this 8th day of October, 2008.

Pedro Reyes

Deanna Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Pedro Reyes and wife, Deanna Reyes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2008.

Notary Public

My Commission Expires:

12-20-2011

J. SUSAN DUFF
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN