File No. 290600799

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090042826 DEEDWARR
Recvd: 06/26/09 10:21 2 pgs
Fees: 13.00 Taxes: 240.50

20090626-0059510

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

E. KEITH BELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Valdez	Ruth Valdez	00400009000 & 004000018.00
(NAME) 8400 Riley Adcock Rd.	(NAME) 8400 Riley Adcock Rd.	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(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, I, **Lynn M. Davis, a widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ruth Valdez, unmarried, and Juan Sorto, unmarried,** 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:

Tract I: Land in the 14th Civil District, Davidson County, Tennessee described as follows:
Beginning at a point in the easterly margin of Riley Adcock Road, said point being a corner to Garrett; thence with the margin of said Riley Adcock Road, S. 29 degrees 30 min. W. 401.15 feet to an iron pin; thence N. 81 degrees 25 minutes W. 260.38 feet to a point in the line of said Garrett; thence with the line of said Garrett, N. 2 degree 05 minutes E. 332.2 feet to an iron pin; thence, continuing with the line of said Garrett, S. 86 degrees 35 minutes E. 445.3 feet to the beginning, containing 3.05 acres, more or less.

Tract II: Land lying and being in the 14th Civil District of Davidson County, Tennessee and more particularly described as follows, to wit: Beginning at a point in the northerly margin of Riley Adcock Road at a point 0.35 of a mile from Whites' Creek, an iron stake, thence North 2 degrees 42' 50" East 432.39 feet to an iron stake in the line of the Richard Garrett property thence South 81 degrees 26'20" East 260.38 feet to iron stake in the right-of-way line of said Riley Adcock Road; thence along said right-of-way South 29 degrees 30' west 262.75 feet to an iron stake in said right-of-way; thence continuing along said right-of-way curving gradually to the right; 223.69 feet to the point of beginning, said curve or arc being described as R.O.W. Int. Arc Delta 25 degrees 02'; R 511.97; T 113.66 and L 223.69, all according to a survey by Michael V. Holmes, Tn 213; containing 1.49 acres, more or less.

Being the same property conveyed to DONALD P. DAVIS AND WIFE, LYNN M. DAVIS by Warranty Deed from LARRY C. WILLIAMS AND WIFE, HELEN WILLIAMS of record in Book 6523, Page 966 on 03/28/1985 and filed for record on 04/01/1985, Register's Office for DAVIDSON County, Tennessee. The said Donald P. Davis having since died leaving Lynn M. Davis as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable;

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 8400 Riley Adcock Road, Joelton, TN 37080
(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 ~~22nd~~ 23rd day of June, 2009.

Lynn M. Davis

Lynn M. Davis

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lynn M. Davis, a widow, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this ~~22nd~~ 23rd day of June, 2009.

Commission expires:

23 MARCH 2012

Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
LARRY G LOCKHART
My Commission Expires 23 March 2012

File Number: 290600799

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075