Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-8319

# WARRANTY DEED

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jose N. Izaguirre | New Owner | 05204008600 |
| (NAME) | | |
| 252 Manzano Road | | |
| (ADDRESS) | | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20100323 |

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, **I, Donna Kay Kendall**, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jose N. Izaguirre a/k/a Jose N. Izaguirre Corrales, a single man and Veronica E. Jimenez, a single woman, joint tenants with right of survivorship**, 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. :

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 252 Manzano 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 I do covenant with the said GRANTEES 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 GRANTEES, their 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 23rd day of April, 2010.

BILL GARRETT, Davidson County
Trans:T20100025944 DEEDWARR
Recvd: 04/30/10 12:40 2 pgs
Fees:13.00 Taxes:395.90
20100430-0033052

Donna Kay Kendall

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand and official seal this 23rd day of April, 2010.

Commission expires: 11-4-13

Notary Public

CAN ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

**EXHIBIT A**

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 59 on the Plan of Arrowhead Estates, Section 2, of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Rondall Ray Kendall and wife, Donna Kay Kendall by Warranty Deed from Charles M. Odom and Lesa C. Odom dated August 3, 1983 and filed of record in Book 6109, page 565, Register's Office for Davidson County, Tennessee. The said Rondall Ray Kendall conveyed his interest in said land to Donna Kay Kendall by Quitclaim Deed dated November 1, 2007 and filed of record in Instrument 20071206-0141455, Register's Office for said County.

