BILL GARRETT, Davidson County
Trans:T20110000921 DEEDWARR
Recvd: 01/05/11 09:46 2 pgs
Fees:13.00 Taxes:203.50
20110105-0001311

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ruben Figueroa
1123 A & B Snow Avenue
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 043-02-0
PARCEL P/O 015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jane Myers,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ruben Figueroa and wife, Rosalia Figueroa,** 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:

Land in 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 21 & 22, Dixie Pure Food Company's Subdivision of record in Plat Instrument No. 20101221-0101366, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jane Myers by Quitclaim Deed from Donna D. M. Hoover, dated December 27, 2010 and filed of record in Instrument No. 20110105-0001310 **, Register's Office for Davidson County, Tennessee.**

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20101221-0101366, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1123 A & B Snow Avenue Madison, TN 37115.**

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 our hands this 31st day of December, 2010.

Jane Myers

Jane Myers

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jane Myers, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of December, 2010.

NOTARY PUBLIC

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/14

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Rubén Figueroa
AFFIANT

Subscribed and sworn to before me this 31st day of December, 2010.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12