BILL GARRETT, Davidson County
Trans:T20110052331 DEEDWARR
Recvd: 08/25/11 08:39 2 pgs
Fees:13.00 Taxes:172.05
20110825-0065637

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

ADDRESS NEW OWNER
Josefina Garcia DeCampos
436 Elm Street
Madison, TN 37115

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 043-13-0
PARCEL 386.00

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, **Mary S. Barrett, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Josefina Garcia DeCampos, married,** 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:

Being the northerly part of Lot No. 43 and the northerly part of the easterly 40 feet of Lot No. 42 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County, described as follows:

Beginning at the intersection of the southerly margin of Elm Street with the westerly margin of Forest Park Road; thence with said road, southwardly 77 feet; thence westwardly 157 feet, more or less, to a point 60 feet east of the westerly line of Lot No. 42; thence, northwardly parallel with the westerly line of said Lot No. 42, 76-1/2 feet to the southerly margin of Elm Street; thence with the southerly margin of same, eastwardly 159 feet, more or less to the beginning.

Being the same property conveyed to Mary S. Barrett by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated May 18, 2010 and filed of record in Instrument No. 20100519-0038740, 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 Book 843, Page 44, 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 Grantee.

This is improved property known as **436 Elm Street 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 8th day of August, 2011.

Mary S Barrett

Mary S. Barrett

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary S. Barrett, 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 8th day of August, 2011.

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 $46,500.00.

AFFIANT

Subscribed and sworn to before me this 8th day of August, 2011.

NOTARY PUBLIC

TINA D. BROWN
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014