BILL GARRETT, Davidson County
Trans:T20130025698 DEEDWARR
Recvd: 04/01/13 10:54 2 pgs
Fees:13.00 Taxes:244.20
20130401-0031281

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2013.

Notary Public
MY COMMISSION EXPIRES:

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE My Comm. Exp. July 21 2013 COUNTY OF WILLIAMSON

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JAIME & MARCELA N. ALMANZA	New Owner	042-09-0/080.00
(NAME) 923 WESTCHESTER DRIVE	(NAME)	
(ADDRESS) MADISON, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, LINDA TUGGLE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAIME ALMANZA AND WIFE, MARCELA N. ALMANZA, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF SECTION ONE, KEMPER HEIGHTS, OF RECORD IN BOOK 2331, PAGES 65 AND 66, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 73 FRONTS 75.0 FEET ON THE SOUTHEASTERLY MARGIN OF WINCHESTER DRIVE AND EXTENDS BACK 240.0 FEET ON THE NORTHEASTERLY LINE AND 160.3 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 115.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LINDA TUGGLE BY QUITCLAIM DEED FROM LARRY D. ASHWORTH, TRUSTEE, RECORDED ON JANUARY 17, 1986 IN BOOK 6765, PAGE 349, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 923 WESTCHESTER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of March, 2013.

Linda Tuggle

LINDA TUGGLE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, LINDA TUGGLE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of March, 2013.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY