WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Nancy Encalada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Encalada and Jaime O. Molina	SAME AS NEW OWNER	04313025200
(NAME)	(NAME)	
624 Neelys Bend Rd.		
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130058168 DEEDWARR
Recvd: 07/09/13 09:54 2 pgs
Fees: 13.00 Taxes: 207.20
20130709-0070710

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, WE, Benny N. West and Wife, Carolyn J. West, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Encalada and Jaime O. Molina, as tenants in common 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 76 of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for said County and described more particularly according to a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated May 22, 1971, as follows:

Said Lot No. 76 fronts 75 feet on the northerly side of Harris Street and runs back on the westerly line measuring 122 feet, more or less, and on the easterly line measuring 121 feet, more or less, to a dead line in the rear, said line being in the southerly boundary of Crescent Properties, Co., property of record in Book 4288, Page 517, said Register's Office.

Being the same property conveyed by Warranty Deed dated May 29, 1975 to Benny N. West, and wife, Carolyn J. West, from Herman DePriest, Trustee, of record in Book 4920, Page 42, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF MADISON REALTY COMPANY'S SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 164, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS NAMED HEREIN****

unimproved ☐

This is improved ☑ property, known as 127 Harris St., 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 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 July, 2013.

Benny N. West

Carolyn J. West

STATE OF TENNESSEE

COUNTY OF Davidson

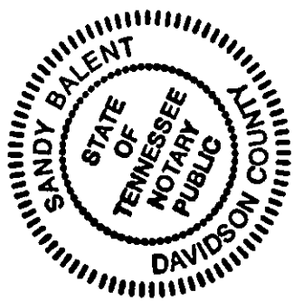
On this 8th day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Benny N. West and Carolyn J. West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

***Husband and Wife**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115