This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

BILL GARRETT, Davidson County
Trans:T20130075367 DEEDWARR
Recvd: 08/30/13 12:10 2 pgs
Fees:13.00 Taxes:148.00
20130830-0091857

ADDRESS NEW OWNERS:
Fernando Caratachea and wife,
Maria Perez
328 E. Due West Avenue
Madison, TN 37115

SEND TAX BILLS:
Same

Map / Parcel: 51-12-0-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **LUIS DAVID CARATACHEA AND WIFE, REINA ISELA CARATACHEA (who joins in this conveyance to convey her marital interest, if any, which she may have in said property),** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **FERNANDO CARATACHEA AND WIFE, MARIA PEREZ, as Tenants by The Entireties,** the following described property to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 13, of the unrecorded Plan of Core Subdivision, to which plan reference is hereby made for a more complete description, and described according to a copy of the survey thereof made in April, 1946, by Anderson and Chee Surveyors, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lots No. 13 and No. 14; thence with the line between said lots, southerly 150 feet to a point; a corner of Lot No. 17; thence with the line between Lots No 13 and No 17; westerly 75 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 13, northerly 150 feet to the south margin of Due West Avenue; thence with the margin of the same, easterly 75 feet to the point of beginning.

BEING the same property conveyed to **LUIS DAVID CARATACHEA,** by Deed from **TERRY BOOKER,** recorded September 12, 2007, in **INSTRUMENT #: 200709120109214,** Register's Office for Davidson County, Tennessee.

This is improved property known as: 328 E. Due West Avenue, Madison, TN 37115

Said conveyance is made subject to any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2013 are to be prorated and paid by the Grantors named herein.

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; the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, that they have a good right to convey it, and the same in unencumbered, except for the matters as herein set forth, and the Grantors do further covenant and bind themselves, their heirs and assigns, 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 personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 28 day of August, 2013

LUIS DAVID CARATACHEA

Reina Isela Caratachea.
REINA ISELA CARATACHEA

STATE OF TENNSSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary Public for said County and State, **LUIS DAVID CARATACHEA AND WIFE, REINA ISELA CARATACHEA**, named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Witness my hand and seal at office on this the 28 day of August, 2013.

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires:

6/26/17

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

AFFIANT

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Subscribed and sworn to before me this the 28 day of August, 2013.

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/26/17

File #135627