Davidson County DEEDWARR
Recvd: 09/18/13 14:10 4 pgs
Fees:23.00 Taxes:74.00
20130918-0098469

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of September, 2013, by and between Joseph E Fox, unmarried, party of the first part, and Amado T Rangel and wife Maribel Victoria-Martinez, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Joseph E. Fox and Ollie M. Fox by virtue of that certain Quit Claim Deed dated March 19, 1986, at Instrument No. 20130501-0043876 and 20130501-0043875 in the Register's Office of Davidson County, Tennessee. Ollie M Fox died on April 4, 2013 leaving Joseph E Fox as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joseph E Fox

Joseph E Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joseph E Fox , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Amado T Rangel
2316 Lloyd Ave
Nashville, TN 37218

Tax Parcel No 053-14-0-088.00

Property Address: 1424 Pawnee Trail
Madison, TN 37115

owners at owners address

MAIL TAX
BILLS TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $20,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2013.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

A certain tract of parcel of land in the 11th Civil District of Davidson County, Tennessee, and described as follows, to wit:

Beginning at a point marked with an iron pin in the westerly margin of Pawnee Trail on the Map of Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 935.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail south 44° 23' east 50 feet to a point marked with an iron pin; thence south 45° 37' west 150 feet, more or less, to a point marked with an iron pin; thence north 44° 23' west 50 feet to a point marked with an iron pin; thence north 45° 37' east 150 feet more or less to the point of beginning.

20130910

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

My Commission Expires: