WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022604 DEEDWARR
Recvd: 04/03/14 14:30 2 pgs
Fees:13.00 Taxes:55.50
20140403-0027866

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 450 Professional Park Building, Suite D, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amilcar G Rodriguez	Volunteer State Bank	026 10 0 002.00 AND 026 10 0 003.00
(NAME)	(NAME)	
608 Wade Circle	101 Hwy 52 W	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Portland, TN, 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert G. Denton and Milbria A. Denton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amilcar G Rodriguez, 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:

½ OF LOT NO. 14 – MAP AND PARCEL NO. 026 10 0 002.00
Lying and being a parcel of land in Davidson County, Tennessee, described as follows:

Being the Westerly 50 feet of Lot No. 14 on the Revised Plan of Terra View Subdivision, as of record in Book 1424, page 4, Register's Office for said County.

Said part of lot No. 14 fronts 50 feet on the Northerly side of Wade Circle and runs back between parallel lines, 175 feet to a dead line.

LOT NO. 15 AND ½ OF LOT 14 – MAP AND PARCEL NO. 026 10 0 003.00
Land in Davidson County, Tennessee, being Lot No. 15 and the east ½ of Lot No. 14 on the Revised Plan of Terra View Subdivision, of record in Book 1424, page 4, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 150 feet on the north side of Wade Circle (North) and run back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Robert G. Denton and wife, Milbria A. Denton by Warranty Deed from Albert O. Denton and wife, Era Earl Denton dated December 31, 1996, of record in Book 10313, page 705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Wade Circle, Goodlettsville, TN 37072

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, has 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 **31st** day of **March, 2014**

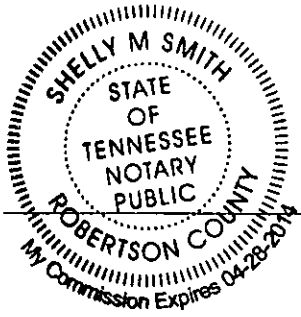
Robert G. Denton

Milbria A. Denton

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, **Robert G. Denton and Milbria A. Denton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **March, 2014**



Notary Public

My commission expires:

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122