MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140036980 DEEDWARR
Recvd: 05/28/14 09:21 2 pgs
Fees: 13.00 Taxes: 85.10

20140528-0045587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

1-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Antonio Tapia	Same as new owner	04316009100
	(NAME)	
711 Stonegate Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William A. Grubbs and wife, Marjorie D. Grubbs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose Antonio Tapia, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 IN THE KINGSWAY GREEN SUBDIVISION IN A PLAT OF WHICH IS OF RECORD IN BOOK 3842, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. GRUBBS AND WIFE, MARJORIE D. GRUBBS, BY INSTALLMENT DEED FROM KINGSWAY GREENS OF AMERICA, OF RECORD IN BOOK 5284, PAGE 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF SAID LOT NO. 40 WHICH WAS CONVEYED TO THE STATE OF TENNESSEE BY KINGSWAY GREENS OF AMERICA, INC. BY DEED OF RECORD IN BOOK 4371, PAGE 590, SAID REGISTER'S OFFICE, BEING A PORTION OF THE LAND DESCRIBED IN SAID DEED AS FOLLOWS:

BEING PARTS OF LOTS 38, 39, 40 41, 42, 43 AND A PARCEL MARKED RESERVE "A" ON THE PLAN OF KINGSWAY GREENS SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 3842, PAGE 227, REGISTER'S OFFICE DAVIDSON COUNTY.

BEGINNING AT A POINT IN T.A. MARLOW'S SOUTHERLY BOUNDARY LINE AND BEING J. R. COARSEY'S NORTHWEST CORNER AND THE NORTHEAST CORNER OF RESERVED PARCEL MARKED "A" ON SAID PLAN; THENCE WITH SAID COARSEY'S WEST BOUNDARY SOUTHWESTWARDLY 22 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 87 DEGREES 25 MINUTES WEST AND RUNNING THROUGH SAID PARCEL "A", LOTS 43, 42, 41, 40 AND INTO LOT NO. 39 OF SAID PLAN FOR A DISTANCE OF 325 FEET TO A POINT; THENCE THROUGH LOTS 39 AND 38 NORTH 62 DEGREES 24 MINUTES WEST 37 FEET, MORE OR LESS, TO A A DEAD LINE IN ANN M. MORRIS' SOUTHERLY BOUNDARY LINE; THENCE WITH MORRIS' & MARLOW'S SOUTHERLY BOUNDARY SOUTH 86 DEGREES 05 MINUTES EASET 367 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRE AND BEING PART OF THE SAME PROPERTY CONVEYED TO KINGSWAY GREENS OF AMERICA, INC. BY DEED FROM J. R. COARSEY, ET AL, AS OF RECORD IN BOOK 4212, PAGE 838, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 1225 London Bridge Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 19th day of May, 2014.

William A. Grubbs

Marjorie D. Grubbs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A Grubbs and wife, Marjorie D. Grubbs, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2014.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072