WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041855 DEEDWARR
Recvd: 06/13/14 09:21 2 pgs
Fees:13.00 Taxes:375.55
20140613-0051677

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $101,500.00

x Olga Encalada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(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

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Olga P. Encalada and spouse, Andres A. Encalada	Olga P. Encalada	04216024000 and 04216024100
(NAME)	(NAME)	
629 Gibson Dr.	629 Gibson Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Rickie L. Walden and Dianna L. Dudley, both as First Successor Co-Trustees of the Frank L. Walden Revocable Living Trust and Robert D. Poole, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLGA P. ENCALADA AND SPOUSE, ANDRES A. ENCALADA, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lots Nos. 2 and 3 on the Final Plat First Revision of Lots 19 and 24, Douglas-Levine Subdivision, a plat of which is of record as Instrument No. 20080507-0047026 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Robert D. Poole and Frank L. Walden by Warranty Deed from Rebecca Brazier, Richard Barrett and Rebecca Brazier as Trustee of the Barrett Madison Property Trust, which deed is dated July 30, 2008 and recorded August 4, 2008 as Instrument No. 20080804-008003 in the Register's Office for Davidson County, Tennessee. The said Frank L. Walden having since died on November 2, 2010. The Last Will and Testament of the said Frank L. Walden was filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 14P888 for the purpose of establishing Muniment of Title to subject property in Rickie L. Walden and Dianna L. Dudley as Co-Trustees of the Frank L. Walden Revocable Living Trust. See Order of Probate filed as Instrument No. 20140605-0048957 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed to Rickie L. Walden and Dianna L. Dudley as Co-Trustees of the Frank L. Walden Revocable Trust by Quit Claim Deed from Rickie L. Walden and Dianna L. Dudley as Co-Executors of the Estate of Frank L. Walden recorded as Instrument No. 20140605-0048958, said Register's Office.

THIS PROPERTY IS CONVEYED SUBJECT TO THOSE MATTERS SET FORTH ON THE FINAL PLAT FIRST REVISION OF LOTS 19 AND 24 DOUGLAS-LEVINE SUBDIVISION OF RECORD AS INSTRUMENT NO. 20080507-0047026, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S) HEREIN.

unimproved ☐

This is improved ☑ property, known as 314 & 404 Douglas Street, 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.

Robert D. Poole

Rickie L. Walden
First Successor Co-Trustee of the Frank L. Walden
Revocable Living Trust

Dianna L. Dudley
First Successor Co-Trustee of the Frank L. Walden
Revocable Living Trust

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert D. Poole,** ~~Rickie L. Walden, and Dianna L. Dudley~~, 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 he executed the same as his free act and deed.

dlg

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

My Commission Expires:
January 09, 2018

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of June, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rickie L. Walden as First Successor Co-Trustee of the Frank L. Walden Revocable Living Trust AND Dianna L. Dudley as First Successor Co-Trustee of the Frank L. Walden Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

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

My commission expires:
January 09, 2018

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY