BILL GARRETT, Davidson County
Trans:T20140059443 DEEDWARR
Recvd: 08/13/14 11:29 2 pgs
Fees:13.00 Taxes:288.60
20140813-0073122

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0297HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2014

Notary Public
Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose L. Gonzalez Perez 509 Dupont Avenue Madison, TN 37115	Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	043-09-0-204.00

WARRANTY DEED

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,

Gary A. Jackson, unmarried and Charles B. Whitaker, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose L. Gonzalez Perez and Beatriz A. Vazquez Ramos, husband and wife

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 the 11th Civil District of Davidson County, Tennessee, as described according to a survey by Ralph W. C. Lambert, Surveyor, dated September 19, 1959, as follows:

Beginning at a point in the northerly margin of Dupont Avenue, said point being 200.0 feet east of the northeast corner of Dupont Avenue and Deleware Avenue, and said point being the southeasterly corner of Lot No. 2, Block "G", plan of Woodlawn Estates, as of record in Book 843, Page 82, said Register's Office; thence northerly along the easterly boundary line of said Lot No. 2 and Lot No. 1 of said Plan, 190.5 feet to a point; thence easterly 110.0 feet to an iron pin; thence southerly 190.5 feet to an iron pin in the northerly margin of Dupont Avenue; thence along said northerly margin of Dupont Avenue, 110 feet to the point of beginning.

BEING the same property conveyed to Gary A. Jackson and Charles B. Whitaker, by Warranty Deed from Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser, dated 8/8/06 and recorded 8/17/06 in Instrument No. 20060817-0101774, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Dupont Avenue, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of August, 2014.

Gary A. Jackson

Charles B. Whitaker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary A. Jackson and Charles B. Whitaker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 8th day of August, 2014.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)