Davidson County DEEDWARR
Recvd: 09/05/14 08:42 3 pgs
Fees:18.00 Taxes:333.00
20140905-0081300

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Edilberto Godinez
Affiant

Subscribed and sworn to before me, this 29th day of August, 2014.

Notary Public
My commission expires: 9/11/17

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edilberto Godinez	New Owner	05203000900
524 Kinsey Boulevard		
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LUIS R. VILLAREAL, Unmarried, and ANGELINA GUARDADO, Unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to EDILBERTO GODINEZ, hereinafter called the Grantee, her/his successors 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 Lot No. 36 on the Plan of East Madison Addition, not of record, described according to surbey made by A & A Engineers, dated December 12, 1985, as follows:

Beginning with an iron pin located in the westerly margin of Kinsey Highway, being 51.8 feet north of the northeast corner of the Paul S. Bell property of record in Book 6096, Page 489, Register's Office of said County; thence with the westerly right of way margin of said highway, northwesterly 51.8 feet to a point; thence leaving said margin westwardly 267.0 feet to a point; thence southerly 50.0 feet to a point; thence eastwardly 284.00 feet to the point of beginning.

Being the same property conveyed to Luis R. Villareal and Angelina Guardado by deed from the Secretary of Housing and Urban Development dated 8/29/06 of record in Instrument No. 200609190115883, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 524 Kinsey Boulevard, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2014.

LUIS R. VILLAREAL ANGELINA GUARDADO

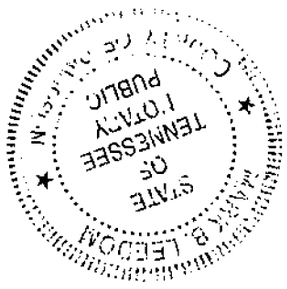
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Luis R. Villareal and Angelina Guardado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 29th day of August, 2014.

My commission expires: 7/11/17

Notary Public



True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

