BILL GARRETT, Davidson County
Trans:T20140082326 DEEDWARR
Recvd: 10/31/14 14:35 2 pgs
Fees:13.00 Taxes:318.20
20141031-0100785

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0341HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00.

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of October, 2014.

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ubaldo Soto De Jesus 501 Kinsey Blvd. Madison, TN 37115	Southeast Financial Credit Union 220 South Royal Oaks Blvd. Franklin, TN 37064	052-03-0-078.00

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,

Humberto Miranda, unmarried

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

Ubaldo Soto De Jesus

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:

ALL that certain parcel of land lying and being in the County of Davidson and State of Tennessee, more particularly described as follows: A/C #868871. Land in Davidson Tennessee, being Lots Numbers 42 and 43 on the unrecorded plan of East Madison Addition, a subdivision of the northern 25 acres of the Stiddum Land, in the 11th Civil District of said County, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, on October 7, 1937, as follows: Said Lots Number 42 and 43 are described as follows: Beginning at the southeast corner of Kinsey Highway and Ward Highway; thence with the easterly margin of Kinsey Highway, southwardly 100 feet to the corner of Lots Number 41 and 42; thence with the line between said two lots eastwardly 191 feet; thence northwardly 100 feet 4 inches to the southerly margin of said Ward Highway; thence with said Highway, westwardly 201 feet to the beginning.

BEING the same property conveyed to Humberto Miranda, unmarried, by Warranty Deed from Luis del Mazo, Sr. and Cathy G. Clark, dated 2/28/05 and recorded 3/17/05 in Instrument Number 20050317-0029463, Register's Office for 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: 501 Kinsey Blvd., 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 28th day of October, 2014.

Humberto Miranda

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Humberto Miranda** 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 28th day of October, 2014.

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)