BILL GARRETT, Davidson County
Trans:T20140089340 DEEDWARR
Recvd: 11/26/14 14:16 2 pgs
Fees:13.00 Taxes:592.00
20141126-0109364

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00
Maria C. Arreola
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Nov. 2014.
Notary Public
MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MARIA C. ARREOLA-CARDOZA	New Owner	043-14-0/034.00
(NAME) 1036 Shawnee Trail	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, BILLIE J. MYERS, A WIDOW, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA C. ARREOLA-CARDOZA, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS LOTS NOS. 1 AND 2 ON THE MAP OF C.N. SMITH'S SUBDIVISION, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY MADE BY ANDERSON AND GEE, SURVEYORS IN JULY 1946, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE SOUTH MARGIN OF OLD HICKORY BOULEVARD, WEST OF THE ENTRANCE INTO LENA BELL AVENUE; THENCE WITH THE MARGIN OF OLD HICKORY BOULEVARD, WESTERLY 80 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 135 FEET TO THE NORTHERLY MARGIN IF AN ALLEY; THENCE WITH SAID MARGIN OF SAME, EASTERLY 100 FEET TO THE WESTERLY MARGIN OF SAME, NORTHERLY 115 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 30 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BILLIE J. MYERS, A WIDOW, BY QUITCLAIM DEED FROM SCUTTY SALES, INC., BY AND THROUGH ITS PRESIDENT, BILLIE J. MYERS, FOR THE PURPOSE OF WIDING UP THE AFFAIRS OF SCUTTY SALES, INC., RECORDED ON FEBRUARY 7, 2014 OF RECORD IN INSTRUMENT NO. 20140207-0011080, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 598 E. OLD HICKORY BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 25th day of Nov., 2014.

Billie J. Myers
BILLIE J. MYERS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, BILLIE J. MYERS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25th day of Nov., 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY