BILL GARRETT, Davidson County
Trans:T20150005290 DEEDWARR
Recvd: 01/22/15 09:08 2 pgs
Fees:13.00 Taxes:196.10
20150122-0006159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

FIDEL ANGEL VILLACORTA DIMAS
Affiant

Subscribed and sworn to before me, this 16th day of January, 2015.

Beverly Parham
Notary Public

My commission expires: 11-13-18

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FIDEL ANGEL VILLACORTA DIMAS	NEW OWNER	**04313007400**
221 MAPLE STREET		
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

JERRY L. SHRUM and wife, JOYCE A. SHRUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FIDEL ANGEL VILLACORTA DIMAS AND ELBA GONZALES DE DIMAS, 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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RESUBDIVISION OF A TRACT CONVEYED TO RALEIGH L. SMITH BY DEED OF RECORD IN BOOK 481, PAGE 287, SAID REGISTER'S OFFICE, AND DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, SURVEYOR, DATED JULY 18, 1977, AS FOLLOWS:

SAID LOT NO. 1 FRONTS 55 FEET ON THE NORTH SIDE OF MAPLE STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR MEASURING 56.2 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JERRY L. SHRUM AND WIFE, JOYCE A. SHRUM, BY WARRANTY DEED FROM D. H. WASSMER, TRUSTEE, DATED 06/23/1995 AND RECORDED ON 06/26/1995 IN BOOK 9711, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 221 MAPLE STREET, 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 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 in 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.

Witness my/our hand(s) this 16th day of January, 2015.

JERRY L. SHRUM

JOYCE A. SHRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JERRY L. SHRUM and JOYCE A. SHRUM, the within named Grantor(s), 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, at office, this 16th day of January, 2015.

Notary Public

My Commission Expires: 1/26/16

