WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/24/18 (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20150019303 DEEDWARR
Recvd: 03/17/15 11:08 2 pgs
Fees:13.00 Taxes:90.65
20150317-0022787

THIS INSTRUMENT WAS PREPARED BY and when recorded return to:
Legacy Title and Escrow, LLC
330 Robert Rose Drive
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Vincente Ortiz	Jose Vincente Ortiz	052-03-0-068.00
(NAME) 310 Larkin Spings Rd.	(NAME) 500 Cheyenne Blvd. Lot 56	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Larry Kenneth Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose Vincente Ortiz and Esthela Reyes, 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:

Tract No I:
Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 131 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S #2389, dated 11-22-06, and being more particularly described as follows;

BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, at the southeasterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 130;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 109.47' to an iron pin old at the northeasterly corner of the Dennis Joyner, Sr., property of record in Deed Book 1714, Page 37;

Thence, with the northerly line of said Joyner property, N 82 deg 39' 20" W, 221.96' to an iron pin old in the easterly line of the Turning Point Church property of record in Deed Book 1340, Page 91;

Thence, with said line, N 8 deg 43' 45" E, 108.28' to an iron pin old at the southwest corner of the aforementioned TCMC property Map 43-15, Parcel 130;

Thence, S 82 deg 58' 28" E, 220.20' to the POINT OF BEGINNING and containing 24065 square feet, or 0.552 acres, more or less.

Tract No. II:
Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S #2389, dated 11-22-06, and being Lot 2, Mount Vernon Missionary Baptist Church, of record in Plat Book 9700, Page 306, and being more particularly described as follows;

BEGINNING at an iron pin old in the westerly right-of-way line of Larkin Springs Road , said pin being the northeasterly corner of the herein described tract;

Thence, with said right-of –way line, S 7 deg 44' 28" W, 96.99' to an iron pin new, being the northeasterly corner of Lot 3 of said subdivision;

Thence, with the northerly line of said Lot 3, N 85 deg 11' 33" W, 330.02' to an iron pin new, in the easterly line of the Mount Vernon Missionary Baptist Church property, of record in Deed Book 10335, Page 72;

Thence, with said line, N 5 deg 03' 23" E, 98.32' to an iron pin old at the southwest corner of the Adrian A. Dawson property of record at Instrument No. 20050822-0099730 and being the northwest corner of the herein described tract;

Thence, S 84 deg 56' 37" E, 334.56' to the POINT OF BEGINNING and containing 32432 square feet, or 0.745 acres, more or less.

This property located at 212 and 310 Larkins Springs Road, Madison, Tennessee 37115

Being the same property conveyed to Larry Kenneth Johnson by General Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation, dated December 22, 2006 and recorded December 29, 2006 as Instrument No. 20061229-0160997 in the Register Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 310 Larkin Spings Rd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 9th day of March, 2015.

Larry Kenneth Johnson

STATE OF Florida
COUNTY OF Bay

Personally appeared before me, Larry Kenneth Johnson, for the purpose(s) contained herein. Witness my hand and official seal at Panama City Beach, Florida this 3/9/2015

Commission expires: May 30th, 2016

Notary Public

CANDACE SPRADLIN
Commission # EE 203478
Expires May 30, 2016
Bonded Thru Troy Fain Insurance 800-385-7019