BILL GARRETT, Davidson County
Trans:T20150052895 DEEDWARR
Recvd: 07/01/15 09:40 2 pgs
Fees:13.00 Taxes:536.50
20150701-0063495

Warranty Deed

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Villarreal and Roberto Rivera 909 Snow Avenue Madison, TN 37115	NEW OWNER	043-02-035.00

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, we,

Luis Jara and Trancito Jara, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Maria Villarreal and Roberto Rivera, wife and husband

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:

Being part of Lot No. 28 on the plan of Dixie Pure Food Company's Subdivision as of record in Book 161, Page 131 and Book 332, Page 51, both in the Register's Office of Davidson County, Tennessee, and being further described as follows:

Beginning at the southwest corner of the intersection of Park and Snow Avenue; thence with the southerly margin of Park Avenue westwardly 290 feet to a point; thence South 60 degrees 50' East 135 feet to a point; thence eastwardly and parallel with said Park Avenue 294.5 feet, more or less, to a point in the westerly margin of Snow Avenue; thence with the margin of same North 8-1/4 degrees West 120 feet to the point of beginning.

Being the same property conveyed to Luis Jara and Trancito Jara, husband and wife by Deed from Paul Smith, an unmarried man, dated August 15, 2006 of record in Instrument Number 20060822-0103488, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
3) Property is subject to an Easement for Sewer/Storm Drainage to the Metropolitan Government of record in Book 4845, Page 64, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **909 Snow Avenue, 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 our hand(s) this 26th day of June, 2015.

Luis Jara By Julio Molina Attorney in Fact
Luis Jara by Julio Molina, Attorney in Fact

Trancito Jara By Julio Molina Attorney in Fact
Trancito Jara by Julio Molina, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julio Molina, Attorney-in-Fact for Luis Jara, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Luis Jara for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julio Molina, Attorney-in-Fact for Trancito Jara, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Trancito Jara for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066