BILL GARRETT, Davidson County
Trans:T20150053439 DEEDWARR
Recvd: 07/02/15 10:16 2 pgs
Fees:13.00 Taxes:338.55
20150702-0064130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose J. Menjivar	Peoples State Commerce (NAME)	03413011500
1417 Florence Avenue (ADDRESS)	7122 Nolensville Road (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nolensville, TN 37135 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Adrienne D. Taylor Caldwell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose J. Menjivar, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *a married man

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE PLAN OF EASTLAWN, BLOCK "B", OF RECORD IN BOOK 547, PAGES 153 & 154, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE I

BEING THE SAME PROPERTY CONVEYED TO ADRIENNE D. TAYLOR BY WARRANTY DEED FROM TERESA J. CROWLEY FLY AND LAWRENCE WESLEY FLY, JR., OF RECORD IN BOOK 11517, PAGE 815, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1417 Florence 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 my/our hand(s) this 26th day of June, 2015.

WARRANTY DEED
(Continued)

Adrienne Denise Taylor Caldwell
Adrienne D. Taylor Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrienne D. Taylor Caldwell, unmarried, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2015.

Notary Public { SEAL }

My Commission Expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072