WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089081 DEEDWARR
Recvd: 10/20/15 09:47 2 pgs
Fees:13.00 Taxes:555.00
20151020-0106404

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

DANIELLE WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Gabriel Alfaro-Pineda	First Liberty Financial Group, LLC	042-15-0-077.00
(NAME)	(NAME)	
305 East Marthona Road	9520 Ormsby Station Road, Ste. 20	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth A. Kittinger, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Juan Gabriel Alfaro-Pineda, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:
Being lots Nos. 45, 46, 47 and 48 on Block "A" on the Plan of Marthona Subdivision not of record and described according to a survey made by J. A. Mefford, Surveyor, on December 1937, as follows:

Beginning at a point in the easterly margin of Marthona Road, formerly Ezell Road, at the common corner of Lots Nos. 44 and 45; thence with the line between said Lots, easterly 417.4 feet to a point; thence southerly 100 feet to the common corner of Lots 48 and 49; thence with the line between Lots 48 and 49, westerly 418.9 feet to a point in the easterly margin of Marthona Road; thence with the margin of the same, northerly 100 feet to the point of beginning.

Being the same property conveyed to Kenneth A. Kittinger by Quitclaim Deed from Raedean Kittinger, dated 06/26/2000, recorded 06/28/2000, of record in Instrument No. 200006280064440, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
Agreement for Dedication of Easement of record in Book 5613, Page 229, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 305 East Marthona Road, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of October, 2015.

Kenneth A. Kittinger by David L. Straub (POA) attorney in fact
Kenneth A. Kittinger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Straub, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kenneth A. Kittinger and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD H. BAUMGARTNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027