Davidson County DEEDWARR
Recvd: 11/02/15 14:41 2 pgs
Fees:13.00 Taxes:229.40
20151102-0111430

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of October, 2015, by and between Reggie Howard, married, party of the first part, and Armando Orrego Dubon and Lidia Reyes, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot no. 17 of Block "B" on the unrecorded plan of the subdivision called "Home Acres" described according to a survey made by Blanchard & Parrish, Engineers, dated August 26, 1939, as follows:

Beginning on the Westerly margin of Center Street at the Southeast corner of the property conveyed to Mildred L. Johnson by deed from the Layman Foundation of record in Book 1391, Page 138, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 16 and 17; thence with the line between said two lots, Westwardly 225 feet to the common corner of Lots Nos. 11, 12, 16 and 17; thence with the line between lots Nos. 11 and 17, Southwestwardly 100 feet to the common corner of Lots Nos. 10, 11, 17 and 18; thence with the line between Lots Nos. 17 and 18, Eastwardly 225 feet to the Westerly margin of Center Street; thence with the said street, Northwardly 100 feet to the beginning.

Being all or part of the same property conveyed to Reggie Howard by virtue of that certain Warranty Deed dated January 6, 2015, at Instrument No. 20150108-0002064 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has not been used as his primary residence.

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Reggie Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Reggie Howard, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Armando Orrego Dubon and Lidia Reyes
612 Center St, Madison, TN 37115

Tax Parcel No 05203010500

Property Address: 612 Center St
Madison, TN 37115

MAIL TAX
BILLS TO: owners at property address

Firm File #: 20151041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's ~~knowledge,~~ information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $62,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of October, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY