BILL GARRETT, Davidson County
Trans:T20150094367 DEEDWARR
Recvd: 11/05/15 10:32 2 pgs
Fees:13.00 Taxes:643.80
20151105-0112739

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

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Affiant

LISA CROYLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-19-2019

Subscribed and sworn to before me this 30th day of October, 2015.

Notary Public
My commission expires:

05-1509-66724

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jose Francisco Menjivar 1013 Snow Avenue Madison TN 37115	~~Peoples State Bank of Commerce~~ NEW OWNER	043-02-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Doris C. Shoulders, now known as Doris C. Savage, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose Francisco Menjivar and Dalia Castaneda De Menjivar, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the southeast corner of Lot No. 7 in the subdivision of Lot No. 27 and part of Lot No. 28 in the Subdivision of Dixie Pure Food, of record in Book 843, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy r. Shoulders et ux Doris C. Shoulders by deed from Anthony Fama et ux T. Elizabeth Fama , dated March 26, 1975, recorded April 3, 1975, of record in Book 4901, Page 204, Register's Office for Davidson County, Tennessee. The said Jimmy R. Shoulders having since died.

James Savage, spouse of Doris C. Savage, joins in the execution of this instrument to convey his marital interest, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1013 Snow Avenue, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of October, 2015.

Doris C. Savage

James Savage

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Doris C. Savage and James Savage**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 30th day of October, 2015.

State of Tennessee at Large

My Commission expires: 4/17/16

