WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108034 DEEDWARR
Recvd: 12/22/15 12:23 2 pgs
Fees:13.00 Taxes:395.90
20151222-0128630

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/2018
(AFFIX SEAL)

ERIKA PILAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
William Anderson and Vicki Anderson	New Owner	63--114
(NAME)	(NAME)	
1805 Hudson Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152730

For and 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, I/we, Rafael Rodas , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto William Anderson and Vicki Anderson, husband and wife, 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. :

A certain tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated February 2, 1969, made by Robert L. Sylar, Surveyor, Tenn. Certificate No. 6121, also known as Lot No. 13 on the Plan of Cumberland River Estates, of record in Book 4175, page 106, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the easterly margin of Hudson Road at the northwest corner of the property conveyed to Jesse D. Lewis and wife, of record in Book 2796, page 69, Register's Office for Davidson County, Tennessee; thence N. 78° 29' E. along the northern boundary line of the Lewis property 597.18 feet to a point; thence N. 4° 50' E. 340.11 feet to a point being the southerly side of a proposed road; thence N. 85° 10' W. 568 feet to a point; thence with a curve to the left having a central angle of 30° 41' and a radius of 430.62 feet, 230.53 feet to a point; thence S. 64° 09' W. 19.08 feet to a point; thence with a curve to the left having a central angle of 90° and a radius of 25 feet, 39.27 feet to a point in the easterly margin of Hudson Road, S. 25° 51' E. 469.87 feet to a point of beginning, and containing 7 acres, more or less.

Being the same property conveyed to Rafael Rodas, an unmarried man by deed from Humberto Landeiro Valle, an unmarried man, dated June 18, 2013, of record in Instrument No. 20130619-0062825, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1805 Hudson Road, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of December, 2015

Rafael Rodas

FLORIDA

STATE OF _____)
County OF COLLIER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rafael Rodas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of December, 2015.

Notary Public
My Commission Expires:

RODNEY R. FOSTER
Notary Public - State of Florida
My Comm. Expires Sep 25, 2016
Commission # EE 202107