WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/16 14:31 3 pgs
Fees:18.00 Taxes:262.70
20160114-0004102

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

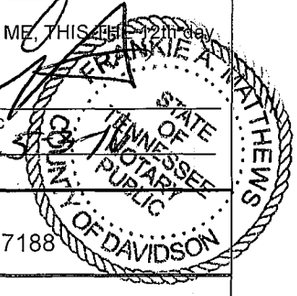
X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Salvador Zaragoza	New Owner	Map 13 Parcel 85.01
(NAME)	(NAME)	
221 Connell Street	206 Church Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James M. Laborg and Thomas E. Lohman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Salvador Zaragoza, 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:

PARCEL ONE: Land in Davidson County, Tennessee, being the northwest part of Lot No. 12 on the Subdivision of the Cartwright Property, as of record in Book 421, Page 144 and 145, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of Lot No. 12 of the subdivision of the R. A. Cartwright Heirs Land as shown on Plot of said subdivision, recorded in Book 421, Page 144 and 145, said Register's Office, being a common corner with Lots Nos. 11, 20 and 21, the same being in the center line of the 40-foot right of way of Lower Connell Street; thence with the line of Lot No. 11, South 22-1/2 deg. East 126 feet to a stake in a fence corner; thence parallel with the center line of Lower Connell Street, Northeast 50 feet to a stake in a fence corner; thence north 22-1/2 deg, West 126 feet to a point in the center line of Lower Connell Street; thence with the center line of said street southwest 50 feet to the point of beginning.

Being part of the same property conveyed to James M. LaBorg and Thomas E. Lohman by deed from Noel E. Lanius and wife Sheila L. Lanius of record in Instrument Book 20060623-0074964, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 421, Page 144-145, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to that portion of the property extending into the center of Lower Connell Street.

unimproved ☐

This is improved ☑ property, known as 221 Connell Street, Goodlettsville, TN 37072
(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 our hands this 12th day of January, 2016.

James M. Laborg

Thomas E. Lohman

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 12th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James M. Laborg and Thomas E. Lohman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Pam S Atchley, 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

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)