BILL GARRETT, Davidson County
Trans:T20160004745 DEEDWARR
Recvd: 01/19/16 14:06 2 pgs
Fees:13.00 Taxes:518.00
20160119-0005215

WARRANTY DEED

THIS INSTRUMENT IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO WARRANTIES, EITHER IMPLIED OR EXPRESSED, ARE MADE HEREIN.

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Landelino Calvillo and wife, Silvia C. Paredes 801 Usher Drive Madison, TN 37115	Same as Owner	052 04 0 C016.00 CO

Mortgagee:

Ernest A. Sircy, Jr.
P. O. Box 192
Madison, Tn 37116

State of Tennessee County of Sumner

The actual consideration, or value, whichever is greater, for this transfer is $140,000.00.

Landelino Calvillo
Affiant

Sworn to and subscribed before me on this the 12th day of January, 2016.

Curtis M. Lincoln
Notary Public

Commission Expires: 2-6-17

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This Instrument Prepared by:
Curtis M. Lincoln
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter GRANTEE(S), and other good and valuable consideration the receipt of which is hereby acknowledged, (I/We), ***Ernest A. Sircy, Jr., unmarried***, hereinafter called the GRANTOR(S), have/has bargained and sold and by these presents do/does transfer and convey unto ***Landelino Calvillo and wife, Silvia C. Paredes***, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 16 on the Plan of Ravenwood Subdivision, of record as Instrument No. 20001211-0121554, said Registers' Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to ERNST A. SIRCY, JR., unmarried by Deed dated October 9, 2001, and executed by ALLEN EARPS and recorded as Instrument No. 20011015-0111945, said Registers' Office.

The said Ernst A. Sircy, Jr. and Ernest A. Sircy, Jr. are one in the same person.

THIS PROPERTY SOLD "AS IS" AND "WHERE IS."

This is property known as 801 Usher Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) that we are fully 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 assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of January, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ernest A Sircy

ERNEST A. SIRCY, JR.

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Ernest A. Sircy, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 12th day of January, 2016.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Curtis M. Lincoln

Notary Public

My Commission Expires: 2-6-17