BILL GARRETT, Davidson County
Trans:T20160005633 DEEDWARR
Recvd: 01/21/16 11:58 2 pgs
Fees:13.00 Taxes:411.07
20160121-0006217

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$111,100.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 15th day of January, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Encalada 324 Randy Road Madison, TN 37115	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	052-02-245.00

For and in 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, we,

Jose Encalada and wife, Elvia Encalada

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Monica Encalada and Fausto Robles, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 31, on the plan of Rainbow Terrace, Section III, as shown on plat of record in Plat Book 2133, Page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 31 fronts 120 feet on the westerly margin of Randy Road and extends back 408.7 feet on the southerly line and 409.00 feet on the northerly line to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to Jose Encalada and wife, Elvia Encalada by Warranty Deed from Vincent J. Romeo and Lorie A. Romeo, husband and wife, dated June 9, 2006, of record in Instrument Number 20060615-0071517, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2201, Page 631, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement to METRO for Sewer/Storm Drainage of record in Book 6313, Page 796, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **324 Randy Road, Madison, TN 37115**
(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 hand(s) this 15th day of January, 2016.

Jose Encalada

Elvia Encalada

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jose Encalada and Elvia Encalada, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076