WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027705 DEEDWARR
Recvd: 04/05/16 15:17 2 pgs
Fees:13.00 Taxes:629.00
20160405-0032713

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Adrian Gonzalez Del Valle	Bank of America, N.A.	052 00 0 033.00
(NAME)	(NAME)	
1317 Neelys Bend Circle	400 National Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Simi Valley, CA 93065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160244

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, TERESA CATALAN, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ADRIAN GONZALEZ DEL VALLE, A SINGLE PERSON**, 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. :

Certain real property situated in the 11th Civil District, formerly the 19th Civil District, of Davidson County, Tennessee, and described as follows, to-wit:

TRACT 1:

BEGINNING on the margin of Neely's Bend Road near the Southeast corner of the property conveyed to Fred Atkisson and wife, Adelle I. Atkisson by deed from Peter F. Raddle and wife, Lula B. Raddle, of record in Book 2448, Page 531, said Register's Office, at the point where the Southeasterly line of Atkisson's property intersects the margin of Neely's Bend Road; thence with the margin of Neely's Bend Road, Southeasterly 100 feet to a point; thence leaving said road in a Northeasterly direction and parallel with Atkisson's Southeasterly line 440 feet; thence at right angles Northwesterly 100 feet, more or less, to a point in Atkisson's Southeasterly line; thence with Atkisson's line, Southwesterly 440 feet, more or less, to a point in the margin of Neely's Bend Road.

TRACT 2:

BEGINNING on the margin of Neely's Bend Road near the Southeast corner of the property conveyed to Donald C. Heer and wife, Sara A. Heer, by deed from Fred A. Atkisson and wife, Adelle I. Atkisson, of record in Book 2549, Page 615, said Register's Office, at the point where the Southeasterly line of said Heer property intersects the margin of Neely's Bend Road; thence with the margin of Neely's Bend Road, Southeasterly 100 feet to a point; thence leaving said road in a Northeasterly direction and parallel with Heer's Southeasterly line 440 feet; thence at right angles Northwesterly 100 feet, more or less, to a point in Heer's Southeasterly line; thence with Heer's line, Southwesterly 440 feet, more or less, to the margin of Neely's Bend Road and point of beginning.

Being the same property conveyed to Teresa Catalan by Quitclaim Deed from Candy Catalan, dated January 6, 2012 and filed of record in Instrument No. 20120109-0002036, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1317 Neelys Bend Circle, 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 31st day of March, 2016

Teresa Catalan

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Teresa Catalan, 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 31st day of March, 2016.

Notary Public
My Commission Expires: 4/9/17

