10581
Book 13

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029728 DEEDWARR
Recvd: 04/12/16 15:00 2 pgs
Fees:13.00 Taxes:577.20
20160412-0035073

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 3-10-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonardo Penate	Pinnacle Bank	04310007700
(NAME)	(NAME)	
245 Becklea Dr.	150 3rd Ave S #900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Jorge A Rodriguez and Esther Lemus Ortega,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leonardo Penate, married,** 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. 239, on the Plan of Madison Park, Section Six, as of record in Book 4300, Page 58, Register's Office for said County, described as follows:

Said Lot No. 239 fronts 69 feet on the South side of Becklea Drive and extends back 151 feet on the East line and 146.6 feet on the West line to a dead line in the rear on which it measures 58.20 feet thereon.

Being the same property conveyed to Jorge A. Rodriguez and Esther Lemus Ortega, husband and wife, by deed of record in Instrument No. 20130305-0021808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 245 Becklea Dr., 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 my/our hands this 8th day of April, 2016.

Jorge A Rodriguez

Esther Lemus Ortega

State of Tennessee
County of Davidson

Personally appeared before me Jorge A Rodriguez and Esther Lemus Ortega, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of April, 2016.

Notary Public
My Commission Expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

File No.: 10581