BILL GARRETT, Davidson County
Trans:T20160029991 DEEDWARR
Recvd: 04/13/16 11:57 2 pgs
Fees:13.00 Taxes:492.10
20160413-0035392

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$133,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SAN 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
Jose and Elvia Encalada 905 Snow Avenue Madison, TN 37115	New Owner	043-06-15.00

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,

James E. Thiel, a married man

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

Jose Encalada and wife, Elvia Encalada

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 part of Lot No. 28 on the Plan of Dixie Pure Food S/D of record in Book 161, Page 113 and in Book 332, Page 51, Register's Office for said County, and described as follows:

Beginning on the westerly margin of Snow Avenue, formerly Dortch Street, at the northeast corner of property conveyed to V.H. Jernigan and wife, by deed from Samuel H. Litton and wife, of record in Book 2304, Page 38, said Register's Office; thence with said Jernigan's northerly line, N 89° 22' W 303.7 feet to an iron pin in the easterly line of the property conveyed to H.C. Tash by deed from Bransford Realty Co., of record in Book 1118, Page 55, said Register's Office; thence with said Tash's easterly boundary line and the easterly boundary line of the property conveyed to Comer G. Potts by deed from Bransford Realty Co., of record in Book 1014, Page 94, said Register's Office, N 6° 50' 200 feet thence easterly 300 feet more or less to the westerly margin of said Snow Avenue; thence with same S 8½° E 200 feet to the beginning.

Being the same property conveyed to James E. Thiel and wife, Ann S. Thiel by deed from Michael W. Goostree and wife, Arthella Goostree dated February 13, 1979 of record in Book 5396, Page 195, Register's Office for Davidson County, Tennessee. Ann S. Thiel died February 19, 2006 leaving the property vested James E. Thiel as surviving tenant in the entirety. James E. Thiel has since married. This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 161, Page 113 and Plat Book 332, Page 51, Register's Office for Davidson County, Tennessee.
3) Electrical Permit of record in Book 6637, Page 402, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **905 Snow Avenue, 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 12th day of April, 2016.

James E. Thiel

James E. Thiel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James E. Thiel, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 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