BILL GARRETT, Davidson County
Trans:T20160031331 DEEDWARR
Recvd: 04/18/16 11:10 2 pgs
Fees:13.00 Taxes:425.50
20160418-0037008

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

J. Barry Bruce Sr.
Affiant

Subscribed and sworn to before me, this 15TH DAY OF APRIL, 2016.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Barry Bruce, Sr., unmarried	J. Barry Bruce, Sr.	05201012200
	(NAME)	
319 Jenkins Cemetery Road	319 Jenkins Cemetery Rd.	
(ADDRESS)	(ADDRESS)	
Centerville, TN 37033	Centerville, TN 37033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paulo C. Acosta, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J. Barry Bruce, Sr., unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 7 AND 8 ON THE MAP OF MADISON REALTY COMPANY'S SUBDIVISION, MADISON, TENNESSEE, OF RECORD IN BOOK 547, PAGE 164 REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOTS ADJOIN AND FRONT TOGETHER 100 FEET ON THE NORTH SIDE OF NEELY'S BEND ROAD AND RUN BACK BETWEEN PARALLEL LINES FROM THE MARGIN OF SAID ROAD AS WIDENED 182 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOTS NOS. 29 AND 30.

BEING THE SAME PROPERTY CONVEYED TO PAULO C. ACOSTA, BY DEED FROM ESTRELLA P. ACOSTA, OF RECORD IN BOOK 9933, PAGE 316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 209 Neelys Bend, 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 hand(s) this 15th day of April, 2016.

WARRANTY DEED
(Continued)

Paulo C. Acosta

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulo C. Acosta, the herein bargainor(s), with whom I am personally acquainted (or 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 and official seal, this the 15th day of April, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072