WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088665 DEEDWARR
Recvd: 10/07/16 13:05 2 pgs
Fees:13.00 Taxes:603.10
20161007-0106454

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
VC Vicente ~~Vicente~~ Taperia Bacaj and Maria Camaja	New Owners	33-16-78
(NAME)	(NAME)	
1216 N. Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162396

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/we, **Javier Balderas and Guadalupe Balderas, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Vicente ~~Vicente~~ **Taperia Bacaj and Maria Camaja,** _____, 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 Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 59, on the plan of Section 1, Primrose Meadows, which is of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof. Said Lot fronts 80.0 feet on the southerly margin of Graycroft Avenue and extends back 154.30 feet on the easterly line and 146.79 feet on the westerly line to a dead line in the rear measuring 53.46 feet thereon.

Being the same property conveyed to Javier Balderas by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated October 21, 2014 and filed of record in Instrument No. 20141024-0098455, Register's Office for Davidson County, Tennessee.

TOGETHER WITH the Deed of Easement for encroachment of fence and shed over boundary line of Lot 58, of record in Book 8207, Page 446, said Register's Office.

Guadalupe Balderas joins in this conveyance for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

This conveyance is made subject to restrictions appearing of record in Book 4737, page 801, amended in Book 5039, page 484, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1216 N. Graycroft Avenue, 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 our hands this 5th day of October, 2016

Javier Balderas

Guadalupe Balderas

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Javier Balderas and Guadalupe Balderas, 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 4th of October, 2016.

Notary Public

My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY