WARRANTY DEED

The actual consideration or value for this transfer is $ 40,000.00 .

Mauricio Bracho Rangel
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 26 day of OCTOBER 2016

NOTARY PUBLIC
My Commission Expires: 03/03/ 2020

JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BILL GARRETT, Davidson County
Trans:T20160094802 DEEDWARR
Recvd: 10/26/16 15:58 2 pgs
Fees:13.00 Taxes:148.00
20161026-0113419

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MAURICIO BRACHO RANGEL 5742 CLARKSVILLE PIKE. Joelton, Tennessee 37080	New Owner	029 00 0 / 098.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by MAURICIO BRACHO RANGEL, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, JASON R. BLANCHETTE, Unmarried, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

MAURICIO BRACHO RANGEL Unmarried, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Lot No. 8 according to a survey made by William Marlin Keal August 1984 as follows:

Beginning at an iron pin in the easterly margin of Clarksville Highway (U.S. Highway 41-A) said point being the southwest corner of Lot 1, being conveyed to Elizabeth Moor Frazier; thence along the dividing line between said Lots 1 & 2, N67 deg. 02' 29" East 553.10 feet to an iron pin; thence South 35 deg.32' 33" East 270.00 feet to an iron pin; thence South 33 degrees 57' 49" West 138.73 feet to an iron pin; thence South 73 deg. 24' 37" West 235.0 feet to a concrete monument in the Easterly margin of Clarksville Highway; thence with the Easterly margin of Clarksville Highway along a curve to the left R-1965.0 feet; L-9 degrees 16' 13" containing 1.86 acres more or less and also Being Lot 2 Frazier Subdivision, recorded in Plat Book 6200, Page 601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason R. Blanchette, unmarried, and Kevin J. Blanchette, unmarried by Deed form Earol J. Unbehaun, unmarried, of record as Instrument No. 20160223-0017095, Register's Office for Davidson County, Tennessee. the said Kevin J. Blanchette having died July 15, 2016, intestate, unmarried & without issue leaving his brother, Jason R. Blanchette as his sole heir at law.

This transfer includes a 1990 Mobile home attached to the said land.
The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

2016 taxes are prorated & paid at closing.

This is improved property known as: 5742 Clarksville Pike, Joelton, TN 37076.

Witness our hands this 26 day of OCTOBER, 2016.

JASON R. BLANCHETTE, Grantor

STATE OF TENNESSEE }
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named JASON R. BLANCHETTE the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 26 day of OCTOBER, 2016.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

From: JASON R. BLANCHETTE

To: MAURICIO BRACHO RANGEL

Property:
5742 CLARKSVILLE PIKE
Joelton, TN. 37080

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000

johnny@ljelaw.com
www.ljelaw.com