# WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
2017 SUMNER COUNTY

STATE OF TENNESSEE (215,000.00)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 215,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 4th DAY OF January2017

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

**THIS INSTRUMENT WAS PREPARED BY:**
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jonathan B Giroux** | new owner | **37-7A-14.00** |
| **609 Glenn Circle** | | |
| **Madison, TN 37115** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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,WE, ***Bienvenido V Hassell and Dolores M Hassell, husband and wife***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Jonathan B Giroux, unmarried***
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:

**Being Unit No. 14 on the Plan of Harbor Villages, Phase 1, as of record in Book 6900, page 37, Register's Office, Davidson County, Tennessee,** to which Plan reference is hereby made for a more complete description.

**Being the same property conveyed to Bienvenido V Hassell and wife Dolores M Hassell by Warranty Deed from Georganna Ross Husband and James Michael Edward Ross dated 12/1/10 and filed for record on 12/6/10 of record in Book 201012060096939 , said Register's Office for said County.**

**This conveyance is subject to: Current years taxes, which have been prorated and assumed by the Grantee; All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.**

BILL GARRETT, Davidson County
Trans:T20170002309 DEEDWARR
Recvd: 01/10/17 08:53 2 pgs
Fees:13.00 Taxes:795.50
20170110-0002608

This is: Unimproved ( )
Improved ( X ) Property, known as 609 Glenn Circle, Madison, TN 37115
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hands this 4th day of January, 2017.

Bienvenido V Hassell by Dolores M Hassell, Attorney In Fact

Bienvenido V Hassell
By Dolores M Hassell, Attorney In Fact

Dolores M Hassell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dolores M Hassell** 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 this 4th day of January, 2017.

Commission Expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

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STATE OF TENNESSEE
COUNTY OF Davidson

On this the 4th day of January, 2017, before me personally appeared Dolores M Hassell, to me known to be the person who executed the foregoing instrument in behalf of Bievenido V Hassell, as his Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Bievenido V Hassell.

Witness my hand and official seal on this the 4th day of January, 2017.

My commission expires: 2/6/17

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY