BILL GARRETT, Davidson County
Trans:T20170019778 DEEDWARR
Recvd: 03/08/17 09:05 2 pgs
Fees:13.00 Taxes:851.00
20170308-0022739

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Sarah M. Dooley
Affiant

Subscribed and sworn to before me, this 6th day of March, 2017.

Connie L Timbs
Notary Public

My commission expires: 2-4-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Derrick Demonta Bailey.	**Eustis Mortgage Corporation**	**04213006700**
136 Port Drive	**1100 Poydras St, Ste 2525**	
Madison, TN 37115	**New Orleans, LA 70163**	

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 ACKNOWLEDGE, WE,

Ana Galvan, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derrick Demonta Bailey, an unmarried man

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 97 on the Plan of Sherry Heights, Section 3, as of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 101 feet on the Westerly side of Port Drive and extends back 304.3 feet on the Southerly line and 349.3 feet on the Northerly line to a dead line, measuring 147 feet thereon. Description is the same as in the previous Deed of record.

Being the same property conveyed to Ana Galvan, unmarried, from Shaun Donovan, The Secretary of Housing and Urban Development, by Cash Deed for Tennessee dated September 12, 2013, of record in Instrument No. 20130920-0099286, Register's Office for Davidson County, Tennessee. Ana Galvan has since married Cesar Ortega Gonzalez. Cesar Ortega Gonzalez is joining in conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 136 Port Drive, Madison, TN 37115.

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 in 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 6th day of March, 2017.

Ana Galvan

Ana Galvan

Cesar Ortega Gonzalez

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (OP)

Personally appeared before me, a Notary Public of said County and State, Ana Galvan and Cesar Ortega Gonzalez, the within named Grantor(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, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER