BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:
WHITE & BETZ, ATTORNEYS
22 PUBLIC SQUARE
LAWRENCEBURG, TENNESSEE 38464

FROM: JANET CHADWELL

TO: NORA A. VARGAS MENDOZA AND HUSBAND, JOSE R TORRES

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED NINETY-THREE THOUSAND AND 00/100--- ($193,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, JANET CHADWELL, have bargained and sold, and by these presents, do transfer and convey unto the NORA A. VARGAS MENDOZA AND HUSBAND, JOSE R TORRES, **their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:**

Tract I:Land in the 5th, formerly the 7th, Civil District of said County and State, described according to a survey made by George W. Watkins, Surveyor, May 22, 1951, as follows: Beginning at a point in the center of Tusculum Road, at the common corner of the property owned by Robert Yoest, Moore and the property herein described; thence with the eastern boundary line of said Robert Yoest property, south 2 degrees west 480 feet to the center of a branch; thence with the center of said branch, south 69 degrees 30' east 92 feet to an iron pin; thence north 2 degrees east 498 feet to a spike in the center of said Road; thence with the center of said Road and the southern boundary line of the said Moore property, north 80 degrees 30' west 90 feet to the beginning, containing 1 acre, more or less.

This being the same property conveyed to Gordon Chadwell and wife, Janet Chadwell from M.R. Bess and wife, Josephine Bess by Warranty Deed dated December 18, 1968, of record in Book 4295, Page 405, Register's Office of Davidson County, Tennessee. The said Gordon Chadwell having since died.

LESS AND EXCEPT: Land located in the 5th Civil District of Davidson County, Tennessee according to survey made by William R. Ingram, Registered Land Surveyor and more particularly described as follows:

Beginning at a point in the Easterly margin of Bess Estates Subdivision, Section Two at the Southwest corner of a tract of land conveyed to Gordon M. Chadwell as of record in Deed Book 4295, Page 405 Register's Office Davidson County, Tennessee, thence in a Northerly direction along the Bess Estates Easterly property line N 4 degrees 7' 49" E a distance of 58.12 feet to a point, said point being 391.88 feet South of the South margin of Tusculum Road; thence leaving the Bess Estates property line in an Easterly direction N 64 degrees 39' 7" E a distance of 103.08 feet to a point thence in a Southerly direction S 4 degrees 7' 49" W a distance of 133.13 feet to the Gordon Chadwell Southeast property corner thence in a Westerly direction along the Gordon Chadwell Southerly property line N 70 degrees 43' 44" W a distance of 92.96 feet to the point of beginning.

TRACT II: Land located in the Fifth Civil District of Davidson County, Tennessee, according to a survey made by William R. Ingram, Registered Land Surveyor dated April 17, 1984 and more particularly described as follows:

Beginning at a point in the Southern margin of Tusculum Road said point being further defined as being the Northeast corner of the tract of land conveyed to Gordon Chadwell as of record in Deed Book 4295, Page 405, thence along the margin of Tusculum Road in an Easterly direction along a curve to the left having a radius of 799.10 feet a distance of 87.19 feet to a point, thence having said margin in a Southern direction S 3 degrees 58' 17" W a distance of 288.77 feet to a point, thence in a Westerly direction S 64 degrees 39' 7" W a distance of 100.95 feet to a point in the East property line of the heretofore mentioned Gordon Chadwell property thence with said Easterly property line in a Northerly direction N 4 degrees 7' 49" E a distance of 468.00 feet to the point of beginning, containing .063 acres more or less

This being the same property conveyed to Gordon Chadwell and wife, Janet C. Chadwell from B&P Developments, a Partnership by Warranty Deed dated April 30, 1984 of record in Book 6282, Page 326, Register's Office of Davidson County, Tennessee. The said Gordon Chadwell having since died.

PREPARED BY INFORMATION SUPPLIED BY PARTIES ONLY. NO TITLE SEARCH REQUESTED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said NORA A. VARGAS MENDOZA AND HUSBAND, JOSE R TORRES, their heirs and assigns forever. And I do covenant with the said NORA A. VARGAS MENDOZA AND HUSBAND, JOSE R TORRES, 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 except as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to NORA A. VARGAS MENDOZA AND HUSBAND, JOSE R TORRES, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 30th **day of** March, **2017.**

Janet Chadwell
JANET CHADWELL

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 30th **day of** March, **2017, before me personally appeared JANET CHADWELL, to me known or proved to me on the basis of satisfactory evidence to be the person (s) described in and who acknowledged that she executed the foregoing instrument and acknowledged that she executed the same as her free act and deed and for the purposes therein contained and expressed. The date my commission expires:** 8/3/19. **Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.**

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC (SEAL) LAWRENCE COUNTY

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 19,000.00, **which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.**

Janet Chadwell
AFFIANT

SHONDA LONG STATE OF TENNESSEE NOTARY PUBLIC (SEAL) LAWRENCE COUNTY

Subscribed and sworn to before me this 30th **day of** March, **2017.**

My commission expires: 8/3/19

NOTARY PUBLIC

SEND TAX BILLS TO: Owner
Nora A. Vargas Mendoza
149 Tusculum Rd
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
owner at owners address

PROPERTY ADDRESS:
149 Tusculum Road
Antioch, TN 37013

Map & Parcel:
162 00 005.00