RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 04/04/17 15:35 3 pgs
Fees:18.00 Taxes:436.60
20170404-0033074

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $118,000.00.

Affiant

Sworn to and subscribed before me this 4th day of April, 2017.

Notary Public

My Commission Expires: 6/19/18

(SEAL)

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Andres A. Encalada and Olga P. Encalada 629 Gibson Drive Madison, TN 37115	New Owner(s)	043-05-0-090.00

This Indenture is made on the 31st day of March, 2017, by and between **ELBERT LEWIS DAVIDSON, JR.** ("Grantor"), and **ANDRES A. ENCALADA AND OLGA P. ENCALADA, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 19 & 20, Block "E" of Crestview Estates, of record in Plat Book 5190, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elbert Lewis Davidson, Jr. by Special Warranty Deed from Federal National Mortgage Association, of record in Book 11624, Page 158, Register's Office for Davidson County, Tennessee, dated August 16, 1999 and recorded on August 18, 1999.

Being also known as 733 Cedarcrest Ave., Madison, Tennessee 37115.

This is improved property known as 733 Cedarcrest Ave., Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2017, and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 124, Register's Office for Davidson County, Tennessee.

3. Any and all restrictions, conditions, and easements of record.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of March, 2017.

GRANTOR:

Elbert Lewis Davidson, Jr.

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, ELBERT LEWIS DAVIDSON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2017.

Notary Public

My Commission Expires: 3-24-2020

JEFFREY J BURROW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, JEFFREY BURROW, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeff Burrow

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JEFFREY BURROW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged this certification of an electronic document is true and correct and whose signature I have witnessed

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019