Davidson County DEEDWARR
Recvd: 04/07/17 14:22 3 pgs
Fees:18.00 Taxes:59.20
20170407-0034389

WARRANTY DEED

BMR17-12359

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.12.18
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blanca Edith Cardenas	Blanca Edith Cardenas	
12359 Old Hickory Blvd. (ADDRESS)	(NAME) 12359 Old Hickory Blvd. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	164-00-0-164.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALONDRA N. BENAVIDES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLANCA EDITH CARDENAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a map made by Z. J. Wilkinson, Surveyor, October 13, 1953, as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, 470 feet easterly from the northeast corner of the property conveyed to Anna Belle Whitley Reeves by deed from J. E. Hill and wife, of record in Book 1637, page 291, said Register's Office, said point being also 420 feet westerly from the northwest corner of the property conveyed to Monroe Marion Buckner and wife, by deed from Hubert C. Bratton and wife, of record in Book 2143, page 427, said Register's Office; thence at right angles to said Old Hickory Boulevard, South 23 deg. West 521 feet to a point on the southerly margin of said Boulevard, said point being 220 feet easterly from the northeast corner of said Anna Belle Whitley Reeves property; thence with the southerly margin of said Boulevard, North 67 deg. East 250 feet to the beginning, containing 3.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED is that portion of the property, being a tract containing 1.62 acres, more or less, conveyed to James Melton and wife, Virginia Melton, of record in Book 4190, page 419, in the Register's Office for Davidson County, Tennessee, to which reference is made for more complete metes and bounds description.

Being the same property conveyed to Alondra N. Benavides by Special Warranty Deed from Malcolm Lee Barrett, Jr., Successor Trustee of the Restatement of The Barrett Trust, U/D/A 5/30/96, of record in Instrument No. 20140312-0020769, Register's Office for Davidson County, Tennessee, dated March 11,2014 and recorded on March 12, 2014.

unimproved (X)
This is improved ( ) property, known as 12359 Old Hickory Blvd. , Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of March, 2017.

Alondra N Benavides

Alondra N. Benavides

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2017, before me personally appeared Alondra N. Benavides to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official~~ seal, this the 30th day of March, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY