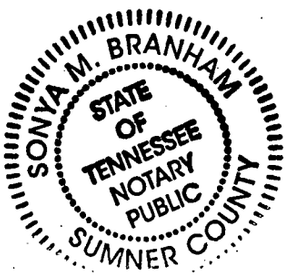
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 11-15-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ronnie Canups and Glory Canups, husband and wife	SAME	15-285
(NAME)	(NAME)	
908 Crockett Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20163072

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, I/we, Pepito Salcedo and wife, Zenarosa C. Salcedo, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Ronnie Canups and Glory Canups, husband and wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 2, on the Final Plat of Salcedo's Subdivision, which is of record in Instrument No. 20040506-0051885, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Pepito Salcedo and wife, Zenarosa C. Salcedo by Warranty Deed from Richard J. Varna and wife, Donna Varna, dated December 20, 2002 and filed of record in Instrument No. 20021227-0159457, Register's Office for Davidson County, Tennessee. AND BEING a portion of the same property conveyed to Zenarosa C. Salcedo and husband, Pepito Y. Salcedo by Quitclaim Deed from Billy R. Carrigan and wife, Ida J. Carrigan and Zenarosa C. Salcedo, dated June 5, 1989 and filed of record in Book 8426, Page 78, said Register's Office.

Pepito Y. Salcedo and Pepito Salcedo are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20051121-0140484, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to an Agreement to Maintain Salcedo Private Road of record in Instrument No. 20040323-0032469, said Register's Office.

Unimproved ☒

This is improved ☐ property, known as 2666 Morgan Road, Joelton, TN 37080
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20170031276 DEEDWARR
Recvd: 04/13/17 12:01 2 pgs
Fees:13.00 Taxes:166.50

20170413-0036236

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of April, 2017

Pepito Salcedo

Zenarosa C. Salcedo

STATE OF Tennessee)
County OF Wilson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pepito Salcedo and wife, Zenarosa C. Salcedo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of April, 2017.

Notary Public
My Commission Expires:

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019