BILL GARRETT, Davidson County
Trans:T20170037321 DEEDWARR
Recvd: 05/03/17 10:55 2 pgs
Fees:13.00 Taxes:636.40
20170503-0043521

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Jennifer Thomas
Affiant

Subscribed and sworn to before me, this 2nd day of May, 2017.

Notary Public

My commission expires: 1/23/18

CRYSTAL JOHNSTONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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:
Miguel B. Sebastian	New Owner	**04313038600**
436 Elm Street	"	
Madison, TN 37115	"	

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,

Josefina Garcia DeCampos, married

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

Miguel B. Sebastian, unmarried

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 Davidson County, Tennessee, being the Northerly part of Lot No. 43 and the Northerly part of the Easterly 40 feet of Lot No. 42 of Block "I" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County, described as follows:

Beginning at the intersection of the Southerly margin of Elm Street with the Westerly margin of Forest Park Road; thence with said road, Southwwardly 77 feet; thence Westwardly 157 feet, more or less, to a point 60 feet East of the Westerly line of Lot No. 42; thence, Northwardly parallel with the Westerly line of said Lot No. 42, 76-1/2 feet to the Southerly margin of Elm Street; thence with the Southerly margin of same, Eastwardly 159 feet, more or less to the beginning.

Being the same property conveyed to Josefina Garcia DeCampos, married, by Warranty Deed from Mary S. Barrett, married, dated August 8, 2011, of record in Instrument No. 20110825-0065637, Register's Office for Davidson County, Tennessee. Arturo Campos Bravo joins in this conveyance to transfer any 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.

All matters as shown on the plat of record in Plat Book 843, page 44, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

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 436 Elm Street, 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 1st day of May, 2017.

Josefina Garcia de Campos by
Ana Maria Garcia Attorney in fact
Josefina Garcia DeCampos by Ana Maria Garcia by attorney in fact

Arturo Campos Bravo by
Ana Maria Garcia by Attorney in fact
Arturo Campos Bravo by Ana Maria Garcia by attorney in fact

STATE OF TN

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ana Maria Garcia, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Arturo Campos Bravo and Josefina Garcia Decampos, and is authorized by them to execute this instrument on their behalf by virtue of a Specific Durable Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

Witness my hand, at office, this 1st day of May, 2017.

*20170503-0043520

NOTARY PUBLIC

My Commission Expires: 11-30-2020

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