WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~ 149000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF May, 2017.

(Affix Seal)

Notary Public

My Commission Expires:

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GILBERT-H17153

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard N. Gilbert and Eileen Rose Giadone, husband and wife	Richard N. Gilbert and Eileen Rose Giadone	051.01-0-015.00
1014 Townley Drive	1014 Townley Drive	
Madison, TN 37115	Madison, TN 37115	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JUANA HERRERA SANCHEZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD N. GILBERT AND EILEEN ROSE GIADONE, HUSBAND AND WIFE, 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 situated in the County of Davidson in the State of TN.

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Due West Valley Acres, not of record, described according to a survey made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northerly 549.40 feet; thence easterly 80.37 feet to the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 524.86 feet to the north margin of Due West Avenue; thence with the margin of the same westerly 107.27 feet to the beginning.

Being the same property conveyed to Juana Herrera Sanchez by deed from Juana Herrera Sanchez, Felipe Ceron of record in Book 200106220066311, recorded on 06/22/2001, Register's Office for Davidson County, Tennessee.

Juana Herrera Sanchez now married to Ricardo Torres

( ) unimproved
This is (X) improved property known as 916 Due West Avenue North, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20170039826 DEEDWARR
Recvd: 05/10/17 10:51 2 pgs
Fees:13.00 Taxes:551.30
20170510-0046346

Witness my/our hand(s) this 5th day of May, 2017 :

Juana Herrera Sanchez

Ricardo Torres, to convey any marital rights

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JUANA HERRERA SANCHEZ AND RICARDO TORRES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County Tennessee, this 5th day of May, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019