WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176513

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064041 DEEDWARR
Recvd: 07/26/17 10:53 2 pgs
Fees:13.00 Taxes:580.90
20170726-0075551

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Paul Melton Jessica Melton	Mortgage Investors Group	05112002500
(NAME) 1208 Barry Dr.	(NAME) 8320 East Walker Springs Lane, Suite 200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Knoxville,TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We**Juan Jara, a.k.a Juan Jara Arias, and Maria Molina Carpio, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Paul Melton and Jessica Melton, as 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:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 33 on the Map of Section One, Morningside Heights, of record in Plat Book 1130, page 76, Register's Office for said county and described as follows:

Beginning at a point in the south margin of Barry Drive at the corner of Lots 32 and 31; thence with the line between said lots, southerly 137.45 feet to the north line of Lot Number 34; thence with the line between Lots Numbers 33 and 34, easterly 65 feet to the westerly margin of Argyle Avenue; thence with the margin of the same, northerly 133.75 feet to the beginning of a south margin of Barry Drive; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Juan Jara, married, by deed of record in Instrument No. 20060927-0119643, Register's Office for Davidson County, Tennessee. Juan Jara being one and the same as Juan Jara Arias.

Maria Molina Carpio joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1208 Barry Dr., Madison, TN 37115
(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 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 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 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.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Witness my/our hands this 14th day of July, 2017

Juan Jara by Elvia Encalada Attorney in fact
Juan Jara by Elvia Encalada, attorney in fact

Maria Molina Carpio by Elvia Encalada attorney in fact
Maria Molina Carpio by Elvia Encalada, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of July, 2017, before me personally appeared Elvia Encalada, the person who executed the foregoing instrument on behalf of Juan Jara and Maria Molina Carpio and who acknowledged that she executed the same as the free act and deed of the said Juan Jara and Maria Molina Carpio, through Power of Attorney granted she by the said Juan Jara and Maria Molina Carpio.

Notary Public
Commission Expires: 4-28-19

