BILL GARRETT, Davidson County
Trans:T20170071908 DEEDWARR
Recvd: 08/18/17 11:40 2 pgs
Fees:13.00 Taxes:252.34
20170818-0085079

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1013**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/14/2017**, by and between **Jose F. Ayala**, parties of the first part, and **Dogwood Financial Services, a Tennessee Limited Liability Company** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 & 17, of Block F, on the Plan Forest Park Subdivision at Madison Tennessee, of record in Plat Book 843, Page 44, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose F. Ayala by Warranty Deed from Terry L. Gill, dated 01/11/2011, of record in Instrument No. 20110118-0004419, Register's Office for Davidson County Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **43-13-177 and 43-13-178**
☒ Improved **260 Maple Street, Madison, TN 37115**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jose F. Ayala

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jose F. Ayala** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 14th day of August, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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Owner's Name: **Dogwood Financial Services**

and Address: **260 Maple Street, Madison, TN 37115**

Mail tax bills to Dogwood Financial Services
73 White Bridge Rd, Ste 103-174, Nashville Tn 37205

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$68,200.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 14th day of August, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM