Bill Garrett Davidson County
Batch# 8044 DEEDWARR
10/04/2017 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20171004-0101506

WARRANTY DEED

State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: August 22, 2021

(AFFIX SEAL)

TENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-22-2021

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mayra O Franco Romero Marcelo Lemus Menjivar	OWNER	174-00-0 085.00
(NAME) 5749 Can Ridge Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, I, **Patricia Anita Deal Jackson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mayra O Franco Romero, a single woman and Marcelo Lemus Menjivar, a single man,** 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 the 5th Civil District of Davidson County, Tennessee, described according to a survey by Elbert F. Luther, Jr., dated February 12, 1978.

Beginning at an iron pin in the center line of the Cane Ridge Road, being the northeast corner of the Louis Michael Wheatley and wife, Brenda Lynn Wheatley property of record in Book 5302, Page 623, Register's Office for Davidson County, Tennessee; thence along the Wheatley property line south 50 degrees 45 minutes West 456.5 feet to a point; thence south 88 degrees 15 minutes west 443.5 feet along the Wheatley property line to an iron pin; thence south 45 degrees 30 minutes west 221.5 feet along the Wheatley property line to a point at the Wingler's property line; thence south 88 degrees 15 minutes west 185 feet to a cedar tree; thence north 9 degrees 15 minutes east 497.5 feet to an iron pin; thence north 76 degrees 15 minutes east 946.5 feet to a spike in the center of Cane Ridge Road; thence in a southerly direction along the line of Cane Ridge Road, south 23 degrees 30 minutes east 291.5 feet to a point of beginning.

The bearing along the northerly line of this property has been correlated to match the deed for adjacent property already owned by Edward and Patricia Jackson, all other bearing have been correlated accordingly and rounded to the nearest minute, according to a mortgage loan inspection performed by Campbell Surveying Co., Inc., dated May 9, 1990. Said mortgage loan inspection described the same property as follows:

Beginning at an iron pin in the center line of Cane Ridge Road, being the northeast corner of the Louis Michael Wheatley and wife, Barbara Lynn Wheatley, property of record in Book 5302, Page 623, Register's Office for Davidson County, Tennessee; thence along the Wheatley property line north 54 degrees 01 minutes east 456.5 feet to a point thence south 88 degrees 29 minutes east 443.5 feet along the Wheatley property line to an iron pin; thence north 48 degrees 45 minutes east 221.5 feet along the Wheatley property line to a point at Wingler's property line; thence south 88 degrees 29 minutes east 185 feet to a cedar tree; thence north 12 degrees 30

minutes east 497.5 feet to an iron pin; thence south 79 degrees 30 minutes 39 seconds west 946.5 feet to a spike in the center of Cane Ridge Road; thence in the southerly direction along the line of Cane Ridge Road 291.5 feet to the point of beginning.

Being part of the same property conveyed to Patricia Anita Deal Jackson by deed of record in Book 10374, Page 450, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 5757 Cane Ridge Road, Antioch, TN 37013
(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.

Witness my/our hands this 29th day of September, 2017.

Patricia Anita Deal Jackson

Patricia Anita Deal Jackson

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Patricia Anita Deal Jackson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2017.

Notary Public ~~Hannah Kepley~~
My Commission Expires: ~~August 22, 2021~~ 4/20/19

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 21259

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

