WARRANTY DEED

Bill Garrett Davidson County
Batch# 8082 DEEDWARR
10/04/2017 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20171004-0101552

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: August 22, 2021

(AFFIX SEAL)

VENNIKA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-22-2019

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	Owners at Property	174-00-0 161.00
(NAME)	(NAME)	
5749 Cane Ridge Road	Addison	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Davidson County, Tennessee, described according to Survey of John Kohl and Company, P.C. dated October 4, 1983, s follows:

TRACT 1
Beginning at an iron pin in the westerly margin of Cane Ridge Road located at the northeast corner of Hallie H. Coffey (Map 174, Parcel 85); thence with a segment of Coffey's north line south 79 degrees 30 minutes west 769.89 feet to an iron pin; thence north 7 degrees 12 minutes 55 seconds west 414.16 feet to an iron pin in the south line of Hallie H. Coffey (Map 174, Parcel 17); thence with a segment of Coffey's south line south 86 degrees 57 minutes 55 seconds east 678.81 feet to an iron pin in the westerly margin of Cane Ridge Road; thence with said margin and with a curve having a radius of 490.00 feet, southeastwardly a distance of 157.27 feet to an iron pin; thence continuing with said margin south 34 degrees 21 minutes 42 seconds east 114.10 feet to the point of beginning.

TRACT 2
Land situated in the Fifth Civil District of Davidson County, Tennessee and being a portion of the Hollis & Francis Crabtree property as evidence in deed Book 10798, Page 388, Register's Office for said county and more particularly described as follows:

Commencing at a point in the westerly right of way of Cane Ridge Road, said point being 3,246 feet south of Old Franklin Road, thence along the north line of Crabtree south 83 degrees 29' 18" east, 533.2 feet to the point of beginning, thence south 10 degrees 05' 11" east, 227.44 feet; thence north 86 degrees 23' 56" west, 429.02 feet; thence north 07 degrees 32' 53" west, 151.69 feet; thence north 83 degrees 29' 18" east, 410.92 feet to the point of beginning, containing 78,564 square feet or 1.8 acres more or less.

Being part of the same property conveyed to Patricia Anita Deal Jackson by deed of record in Book 10374, Page 450, and Instrument 20050422-0044919, 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 5749 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

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.: 21233

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019