Bill Garrett Davidson County
Batch# 53567 DEEDWARR
01/31/2018 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20180131-0009987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Jan, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.19.21
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amy Smith and Michael Anthony Smith	NEW OWNER	053 13 0 033.00
(NAME)	(NAME)	
525 Nawakwa Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Reynaldo Rivera and Sharon Rivera, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy Smith and Michael Anthony Smith, wife and husband**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Tract 17 on the Map of Nawakwa Hills Annex, being a subdivision of Kennedy & Grave's Baine Tract, in the 1st Civil District of Davidson County, Tennessee, as per survey and made by Erie Drake, County Surveyor, March 1, 1932, said plan recorded and being more particularly described as follows, to wit: Beginning at a point in Nawakwa Trail and the Southerly line of 184 acre tract, being the northeast corner of the tract herein conveyed; thence south 31 deg. 20' east 17 feet to a point, the southerly margin of Nawakwa Trail as widened; thence continuing south 31 deg. 20' east 1066 feet to a stake; thence south 67 ¼ deg. west 203.1 feet to a point, being the southwest corner of said tract; thence north 31 deg. 20' west 1064.4 feet to a point in the southerly margin of Nawakwa Trail as widened; thence continuing north 31 deg. 20' west 17 feet to a point in Nawakwa Trail; North 66 3/4 deg. east 2031 feet to the point of beginning, containing 5 acres, more or less.

Included in the above description but expressly excluded therefrom is the following description which was conveyed to Harold D. Woosley and wife, Nancy C. Woosley by deed of record in Book 4793, Page 38, Register's Office for Davidson County, Tennessee, described to-wit:

File Number: FND-178504SSO

Land in Davidson County, Tennessee, described according to a survey dated February 7, 1974, made by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin, same being the southwesterly corner of the property conveyed to Gale M. Woods and wife, by deed of record in Book 4032, Page 178, Register's Office for Davidson County, and being the southwesterly corner of the property herein described; thence North 32° 14' West 349.45 feet to an iron pin, corner to the remaining lands of said Woods; thence with said Woods, North 67° 17' East 202.5 feet to an iron pin, corner to said Woods; thence South 32° 20' East 349.45 feet to an iron pin; thence South 67° 15' West 203.1 feet to the beginning, containing 1.60 acres, more or less.

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Being the same property conveyed to Alan Hughes and wife, Sharon Hughes by Deed from Gale M. Woods and wife, Pamela A. Woods dated August 27, 1999 and recorded September 15, 1999 in Book 11662, Page 621, in said Register's Office for Davidson County , Tennessee. Said Alan Hughes died 8/28/2004 leaving Sharon Hughes as tenant by the entirety.

Further, being the same property conveyed to Reynaldo Rivera, and Sharon Rivera, as husband and wife as joint tenants by Quitclaim Deed from Sharon Rivera (who acquired title as Sharon Hughes), dated November 10, 2011 recorded November 17, 2011 in Instrument Number 201111170090028 in said Register's Office for Davidson County , Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved
This is improved X property, known as 525 Nawakwa Trail, Madison, TN 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 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, has 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 our hands this 29 day of January, 2018

Reynaldo Rivera

Reynaldo Rivera

Sharon Rivera

Sharon Rivera

File Number: FND-178504SSO

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Reynaldo Rivera and Sharon Rivera, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~30th~~ 29th of January, 2018.

Notary Public

My ~~Commission~~ Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: FND-178504SSO

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY