STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 64949 DEEDWARR
03/05/2018 09:34:55 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180305-0020287

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd ~~DAY~~ OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-1159D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Turcios, married (NAME)	New Owner (NAME)	042-16-0-062.00
126 Douglas Street (STREET ADDRESS)	2105 Paula Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cyndi J. Roberts, Successor-Trustee of The Hester O. Easton Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Turcios, married,** 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, being the northerly one-half of Lot No. 52 on the plan of DOUGLAS LEVINE SUBDIVISION, as shown by plat of record in Book 547, Page 44, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 10, 1987, and known as Job No. 87-388 more particularly described as follows:

Beginning at an iron pin set on the westerly margin of Douglas Street, said point of beginning being 581.6 feet northerly margin of Woodruff Street, said point of beginning being the Southeast corner of the herein described tract; thence leaving the westerly margin of said Douglas Street and severing Lot 52 N 82°00'17" W 245.09 feet to an iron pin set on the easterly right of way of the Seaboard Systems Railroad; thence with the right of way of said Seaboard Systems Railroad N 17°41'02" E 241.86 feet to an iron pin set on the westerly margin of the said Douglas Street; thence with the westerly margin of Douglas Street S 11°52'53" W 74.40 feet to the point of beginning, containing 15, 575 square feet more or less.

BEING the same property conveyed to The Hester O. Easton Revocable Living Trust from Hester O. Easton, by Quit Claim Deed dated February 24, 2001, as Instrument No. 20010227-0017897, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee.
2. Right of Way for highway purposes as recorded in Book 4824, page 675, Register's Office for Davidson County, Tennessee.
3. Easement Deed by Order to Qwest Communications International, Inc. etal as recorded in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

4. Memorandum of Trust of record in Book 11651, page 940, said Register's Office.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of @ is signed by his/her duly appointed Attorney-in-fact @, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 126 Douglas Street, 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, 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. Whenever 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 hand(s) this 2nd day of March, 2018.

THE HESTER O. EASTON REVOCABLE LIVING TRUST

By Cyndi J. Roberts Successor Trustee
Cyndi J. Roberts, Successor-Trustee

March 02, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cyndi J. Roberts, Successor-Trustee for The Hester O. Easton Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2018.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066