Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandia Cr
Murfreesboro, TN ~~37127~~ Ste 1
37128

Bill Garrett Davidson County
Batch# 85630 DEEDWARR
04/27/2018 10:16:04 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20180427-0039777

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2018.

Notary Public

My commission expires: 8.22.21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leticia Tista Ruiz	New Owner	**04204003800**
1006 Highland Circle		
Madison, TN 37115		

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 HEREBY ACKNOWLEDGE, WE,

Felix A. Aponte Rosario, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leticia Tista Ruiz, a single woman

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 a part of the West part of Lot No. 15 on the Map of Bransford Realty Company's Amqui Subdivision, of record in Book 421, page 38, Register's Office for Davidson County, and described according to a survey made by Z.P. Wilkinson, Surveyor, dated November 3, 1958, as follows, to-wit:

Beginning at an iron pipe in the southerly margin of Amqui Circle, said point being 140 feet West and with the curve of Amqui Circle from the northwest corner of the property conveyed to H.C. Travis, of record in Book 1969, page 423, Register's Office for said County; thence South 13 degrees 15 minutes West 385.5 feet to an iron pipe; thence North 82 degrees 30 minutes West 80 feet to an iron pipe; thence North 19 degrees 45 minutes West 339.8 feet to an iron pipe in the southerly margin of Amqui Circle; thence North 66 degrees 05 minutes East 115 feet to the point of beginning.

Being the same property conveyed to Felix A. Aponte Rosario, a married man, by Warranty Deed from McMillan Investments, LLC, dated November 9, 2015, of record in Instrument No. 20151112-0115001, corrected by Scrivener's Affidavit of record in Instrument No. 20151201-0120860, Register's Office for Davidson County, Tennessee. Maria Perez Montecino joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1006 Highland Circle, 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 in 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.

Felix Aponte R Date: 4/23/18
Felix A. Aponte Rosario

Maria E Perez Date: 4/23/18
Maria Perez Montecino

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Felix A. Aponte Rosario and Maria Perez Montecino, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2018.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

