WARRANTY DEED

Bill Garrett Davidson County
Batch# 112596 DEEDWARR
07/05/2018 08:40:25 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180705-0064852

RYAN TERRY NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $210,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2018

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Neftali Feliciano	NEW OWNERS	04302001900
1117 Snow Avenue		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Neftali Feliciano, an unmarried person and Nephtaly Feliciano, a married person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NO 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY HARVEY GEE, SURVEYOR, DATED NOVEMBER 2, 1951, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF SNOW AVENUE (COMMERCE STREET), SAID POINT BEING 164.8 FEET EAST OF THE DIVIDING LINE BETWEEN LOT NOS. 6 AND 7 OF SAID SUBDIVISION; THENCE IN AN EASTERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE 116.5 FEET TO A POINT; THENCE CONTINUING AROUND A CURVE IN AN EASTERLY AND SOUTHERLY DIRECTION 143.7 FEET TO A POINT; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE (KNOX STREET) 30.6 FEET TO A POINT; THENCE SOUTH 82 DEGREES 49 MINUTES WEST 208.2 FEET TO A POINT; THENCE NORTH 15 DEGREES 02 MINUTES WEST 110 FEET TO THE SOUTHERLY MARGIN OF SNOW AVENUE, THE POINT OF BEGINNING.

TRACT NO. 2:

LAND IN DAVIDSON COUNTY , TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID PIN BEING N. 16 DEG. 40' WEST 145 FEET ALONG THE WEST MARGIN OF SNOW AVENUE, FORMERLY KNOX STREET; FROM THE COMMON CORNER OF LOTS 7 AND 8 OF SAID SUBDIVISION; THENCE SOUTH 82 DEG. 12' WEST 208.4 FEET TO AN IRON PIN; THENCE NORTH 15 DEG. 09' WEST 10.3 FEET TO AN IRON PIN; THENCE NORTH 82 DEG. 49' EAST 208.2 FEET TO AN IRON PIN; THENCE SOUTH 16 DEG. 40' EAST 8.4 FEET TO AN IRON PIN; THENCE N. 16 DEG. 40' WEST 145 FEET ALONG WEST MARGIN OF SNOW AVENUE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WANDA WILLIAMS, FROM 1 PUBLIC HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED ON MARCH 5, 2018, OF RECORD IN INSTRUMENT NUMBER 20180312-0023252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 843, page 52, Register's Office Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

This is improved property known as: **1117 Snow Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 29, 2018.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 29, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY