Karen Y Johnson Davidson County
Batch# 180076 **DEEDWARR**
01/03/2019 10:37:45 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190103-0000673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me this 21ST DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angello V. Alfaro and Patricia Alejandre	New Owner (NAME)	043 09 0 237.00
333 Duling Avenue (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Barry Kent Thompson, Trustee, The Thompson Family Trust, Dated 10/17/2005, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Angello V. Alfaro and Patricia Alejandre, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 34, AND THE WESTERLY 25 FEET OF LOT NO. 35 OF BLOCK "B" ON THE PLAN OF WOODLAWN ESTATES AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 34 AND 35 FRONTS TOGETHER 75 FEET ON THE NORTHERLY SIDE OF DULING AVENUE AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ORVAN H. THOMPSON AND WIFE, EVELYN I. THOMPSON BY WARRANTY DEED FROM FLOYD E. PENDLETON AND WIFE, NOLA PENDLETON, OF RECORD IN BOOK 1912, PAGE 65; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO THE THOMPSON FAMILY TRUST, DATED AUGUST 10, 2005, ORVAN H. THOMPSON AND VELMA E. THOMPSON, TRUSTORS AND/OR TRUSTEES BY QUITCLAIM DEED FROM ORVAN H. THOMPSON AND WIFE, VELMA E. THOMPSON, OF RECORD IN INSTRUMENT NO. 20051026-0129246, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE . BY ORDER ENTERED DECEMBER 14TH, 2018 BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN CASE 18P-1276 CAPTIONED "IN RE: THE THOMPSON FAMILY TRUST DATED 10/17/2005", SAID COURT RATIFIED THE WITHIN SALE AND ORDERED BARRY KENT THOMPSON, TRUSTEE, TO EXECUTE A DEED, THEREBY BINDING THE TRUST AND ALL CLAIMING THEREUNDER AS THE ACT OF THE COURT. A COPY OF THE SAID ORDER IS PLACED OF RECORD SIMULTANEOUSLY HEREWITH OF RECORD IN DOCKET NO. 18P-1276, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 333 Duling Avenue, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 21st day of December, 2018.

The Thompson Family Trust, Dated 10/17/2005

BY: Barry Kent Thompson Trustee
Barry Kent Thompson, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry Kent Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The Thompson Family Trust, Dated 10/17/2005, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 21st day of December, 2018.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072