This document prepared by (and after recording return to):
Name: Tricia Larsen
Firm/Company:
Address: 311 Lake Forest
Address 2:
City, State, Zip: LaVernge, TN 37086
Phone: 615-260-8319

Karen Johnson Davidson County
Batch# 247295 **DEEDWARR**
06/24/2019 10:08:31 AM 4 pgs
Fees: $23.00 Taxes: $222.00

20190624-0060656

--------Above This Line Reserved For Official Use Only--------

WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF SIXTY Thousand DOLLARS ($60000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Helen C Weaver**, an Individual, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Jose Antonio Tapia Tovar**, an Individual, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

1137 Bubbling Well Road Madison TN. 37115
King Ways Greens Mobile Home Park Lot #1 width 41' X 135' length

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor(s) is by _____ deed recorded in the office of the Register of Deeds in Book 5396, at page 275, of Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 22 day of June. 2019.

Helen C Weaver By POA Lori Weaver
Grantor
Helen C Weaver

STATE OF Tennessee

COUNTY OF Davidson

On this 22 day of June, 2019, before me personally appeared Helen C Weaver by Lori Weaver PoA, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Mackenzie Harrison

MACKENZIE HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires:
7/9/22

Grantor(s) Name, Address, phone:
Helen C Weaver
1137 Bucksley Wells Rd
Madison, Tenn
37115

Grantee(s) Name, Address, phone:
Jose Antonio Tapia Tovar
711 Stone Gate DR
Mt Juliet TN
37122

SEND TAX STATEMENTS TO GRANTEE

Maximum principal indebtedness for Tennessee recording tax purposes is 60,000.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davudson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of June, 2019.



(Seal)

Jose Antonio Tapia Tovar
Affiant

Jose Antonio Tapia Tovar.
Type or Print Name

Notary Public

My commission expires:
7/9/22

Mackenzie Harrison
Type or Print Name

This instrument prepared by:
James H. Hill, Atty.
320 Gallatin Rd. South
Madison, Tenn. 37115

Installment Deed

BOOK 5396 PAGE 275

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy D. Weaver et ux,	Same	43-15
Helen C. Weaver & daughter, Lori Helen Weaver	(NAME)	Par 206 Ld
113 Laughlin Place #A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mad. (CITY) 37115 (P. O. ZONE) Tn. (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- $15,000.00 ----------
---------- FIFTEEN THOUSAND AND NO/100 ---------- Dollars,
of which ---------- $2,000.00 ----------
TWO THOUSAND AND NO/100 ---------- Dollars, has been paid in cash,
the receipt of which is hereby acknowledged, and for the remainder ---------- $13,000.00 ----------
---------- THIRTEEN THOUSAND AND NO/100 ---------- Dollars,
the grantees ha V executed

an installment deed note payable to the grantor, in the principal sum of THIRTEEN THOUSAND AND NO/100 ($13,000.00) DOLLARS, payable in monthly installments of TWO HUNDRED TWENTY-NINE AND 44/100 ($229.44) DOLLARS per month, first payment commencing March 15, 1979, which includes principal and interest at 10 percent per annum and the same sum due and payable each month thereafter for 6-1/2 years, at which time the entire unpaid balance will become due.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, and which I, Ruth L. Seaman, the grantor, have this day bargained and sold, and do hereby transfer and convey unto the said Billy D. Weaver et ux, Helen C. Weaver and daughter, Lori Helen Weaver, the grantees, their (grantees) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LOT No. 1 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being a part of the same land conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and 839 in the Register's Office of Davidson County, Tennessee.

BEING the same property as conveyed to Edward L. Seaman and wife, Ruth L. Seaman by deed from Kingsway Greens of America, Inc., as of record in Book 4655, page 141, Register's Office for Davidson County, Tennessee. The said Edward L. Seaman having since died.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee and all zoning ordinances or laws of any Governmental authority.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 19 79.

My commission expires 10-10-81 (Affix Seal)

Notary Public

This is improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, and their (grantees) heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, and their (grantees) heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said grantees, hereinafter referred to as trustors, hereby transfer and convey unto James H. Hill, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ 13,000.00, or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.