THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019100849

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Olga Piedad Velesaca Encalada 629 Gibson Dr. Madison, TN 37115	Olga Piedad Velesaca Encalada 629 Gibson Dr. Madison, TN 37115	042-16-0-036.00

WARRANTY DEED

THIS INDENTURE, made this 16th day of October, 2019 between **TERESA M. KILLEEN**, unmarried, a resident of Davidson County, Tennessee ("Grantor") and **OLGA PIEDAD VELESACA ENCALADA** and **ANDRES ENCALADA**, wife and husband, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 15 on the Plan of Part Two, Finnland Heights, of record in Plat Book 1424, Page 7, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north margin of Woodruff Street, said point being the corner of Lots Nos. 15 and 28; thence with the dividing line between said Lots, northerly 153.4 feet to the common corner of Lots Nos. 15, 16, 27, and 28; thence westerly with the dividing line between Lots Nos. 15 and 16, 117 feet to a point in the easterly margin of Finn Street (now Gibson Drive); thence with the easterly margin of Finn Street (now Gibson Drive), southerly 128.58 feet to a concrete monument at the beginning of a curve; thence around said curve in the southeasterly direction 41.21 feet to another concrete monument set in the northerly margin of Woodruff Street; thence with the northerly margin of said street, easterly 86.6 feet to the point of beginning.

BEING PART of the same property conveyed to Sean M. Killeen and spouse, Teresa M. Killeen by Quitclaim Deed from Sean M. Killeen, of record in Instrument No. 20170519-0050067, Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017. Sean M. Killeen died on or about November 8, 2017, leaving Teresa M. Killeen the surviving tenant by entirety.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Karen Johnson Davidson County
Batch# 302072 DEEDWARR
10/17/2019 10:17:46 AM 2 pgs
Fees: $13.00 Taxes: $540.20
20191017-0106458

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

TERESA M. KILLEEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th of October, 2019, before me personally appeared Teresa M. Killeen, 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
Commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$146,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 16th day of October, 2019.

Notary Public
My commission expires: 10/10/22

CHERYL D. SHARP
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY