RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 311948 DEEDWARR
11/06/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $492.10
20191106-0114494

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $133,000.00.

Affiant

Sworn to and subscribed before me this 31st day of October, 2019.

Notary Public

My Commission Expires: 12/15/21

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Salvador Lara and Carlos Consuelo 228 Roosevelt Ave. Madison, TN 37116	New Owner(s)	043-05-0-150.00

This Indenture is made on the 31st day of October, 2019, by and between **GAYLE L. WOOTEN (f/k/a Gayle L. Jones), a married woman** ("Grantor"), and **SALVADOR LARA and CARLOS CONSUELO** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "B" on the Map of Kennaston Estates, of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Russell Jones and Gayle L. Jones, husband and wife by Warranty Deed from J. O. Jones and Mary M. Jones, husband and wife, of record in Instrument No. 20050718-0083022, Register's Office for Davidson County, Tennessee, dated July 08, 2005 and recorded on July 18, 2005. The said James Russell Jones passed away on October 2, 2012, leaving the said Gayle L. Jones as the surviving tenant by the entirety. The said Gayle L. Jones has since remarried and is now known as Gayle L. Wooten.

The above-described property is not the residence of the Grantor or the Grantor's spouse.

This is improved property known as 228 Roosevelt Ave., Madison, TN 37116.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Map of record in Book 843, Page 84, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Drainage Easement of record in Book 4852, Page 296, Register's Office for Davidson County, Tennessee.

5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of October, 2019.

GRANTOR:

Gayle L. Wooten

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, GAYLE L. WOOTEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

201911060114494

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY