Karen Johnson Davidson County
Batch# 332862 DEEDWARR
12/20/2019 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $958.30
20191220-0131641

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this ~~20th~~ 18th day of December, 2019.

Notary Public

My commission expires: 11-03-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Francisco Jose Bustamante	New Owners	135-00-0-166.00
2230 Smith Springs Rd		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Michael Young Ensor and Betty Lynn Ensor Thomas and Maura Kay Ensor Nolan, as sole heirs of the Estate Reba N. Ensor

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Francisco Jose Bustamante Ruiz, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit 'A'

Being the same property conveyed to Charles E. Ensor and wife, Reba N. Ensor by Warranty Deed from Charles Bryant and wife, Myrtle S. Bryant of record in Book 3218, Page 237, Register's Office for Davidson County, Tennessee, dated April 05, 1961 and recorded on April 07, 1961.

Charles E. Ensor died July 23, 2009 leaving Reba N. Ensor surviving tenant by the entirety, his Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 16P1066. Reba N. Ensor died June 13, 2015, her Last Will and Testament entered in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 16P1067.

This is improved property known as **2230 Smith Springs Rd, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes being paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~20th~~ 18th day of December, 2019.

Michael Young Ensor

Betty Lynn Ensor Thomas

Maura Kay Ensor Nolan

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, Michael Young Ensor, Betty Lynn Ensor Thomas, and Maura Kay Ensor Nolan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~20th~~ 18th day of December, 2019.

Notary Public
My Commission Expires: 4-17-23

GREGORY D. VARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit 'A'

Property Description
2230 Smith Springs Rd.
Metro Parcel No. 13500016600

Commencing at an Iron Rod (found) in the northwest corner of property owned by James D. Turner as evidenced by way of Warranty Deed #DB-20130410 0035605, R.O.D.C., TN.; Thence, with said Turner Property's north line and along the southern line of property owned by Celedonio Zaragoza Martinez as recorded by Warranty Deed #DB-20160617 0061646, R.O.D.C., TN., South 82°26'14" West 234.00' to an Iron Rod (set), said rod being the Northwest corner and the actual Point-Of-Beginning for this hereon described tract of land owned by Charles E Windsor et ux. as evidenced in DB.3218-PG.237, R.O.D.C., TN.; Thence, with a line common to said Martinez South line South 82°23'14" East 146.48' to an existing Cedar Corner Post, said corner post being the Northeast corner of said Windsor Property and also the Northwest of property conveyed to Donald F. Steward et ux. conveyed by Deed DB.8932-PG.306, R.O.D.C., TN.; Thence, departing from Martinez's Southern line and with the common line of Windsor Property and said Steward Property, South 09°10'50" West 725.17' to an existing power pole in the northerly margin of Smith Springs Rd.; Thence, with the north margin of said road with a curve to the left having a delta angle of 01°31'43", a radius of 887.61', a tangent of 11.84', an arc length of 23.68', and with a chord bearing and distance South 84°53'38" West 23.68' to a point; Thence, with said road South 84°07'47" West 64.13' to a point; Thence, continuing with said margin of road with a curve to the left having delta angle of 05°43'56", a radius of 650.69', a tangent of 32.58', an arc length of 65.10', and with a chord bearing and distance South 81°15'49" West 65.07' to an Iron Rod (Found) in the northern margin of said Smith Springs Rd.; Thence, departing said margin and with the east line of the aforementioned Turner Property North 09°12'29" East 763.68' to the Point-Of-Beginning, containing 108,935 square feet or 2.50 acres more or less.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

