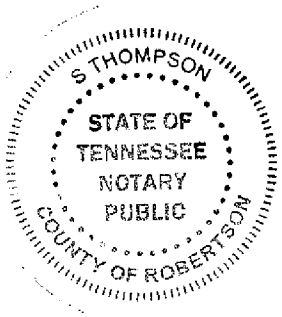
Karen Johnson Davidson County
Batch# 383360 DEEDWARR
04/09/2020 07:40:30 AM 4 pgs
Fees: $23.00 Taxes: $769.60
20200409-0037293

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 11. 20. 23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eliseo Figueroa Martinez and Delmin Salazar Medrano	The Mortgage Firm, Inc.	Parcel ID: 043 16 0 172.00
(NAME) 1001 Mallow Dr.	(NAME) 921 Douglas Avenue #200	
(ADDRESS) Madison, TN 37115	(ADDRESS) Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Johnny Walker Giles and Patsy Ruth Giles Revocable Living Trust, dated May 10, 2000, as to a ½ undivided interest, and the Johnny Walker Credit Shelter Trust, Patsy Ruth Giles, Trustee, U/A Johnny Walker Giles and Patsy Ruth Giles Revocable Living Trust, dated May 10, 2000, as to a 1/2 undivided interest**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eliseo Figueroa Martinez and Delmin Salazar Medrano, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 101 on the plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 60 feet on the northerly margin of Mallow Drive and extends back 158.07 feet on the easterly line and 134.57 feet on the westerly line to a dead line in the rear measuring 92.13 feet thereon.

Being the same property conveyed to Johnny W. Giles and wife, Patsy R. Giles by Warranty Deed from Jack Driver & Sons, Inc. dated April 26, 1979 and recorded April 26, 1979 in Book 5426, Page 988, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Johnny Walker Giles & Patsy Ruth Giles Revocable Living Trust, Johnny Walker Giles and Patsy Ruth Giles, Trustees by Quitclaim Deed from Johnny Walker Giles & Patsy Ruth Giles dated May 10, 2000 and recorded May 22, 2000 as Instrument No. 200005220051247, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Johnny Walker Credit Shelter Trust, Patsy Ruth Giles, Trustee, by Quitclaim Deed from Patsy Ruth Giles, Surviving Trustee of the Johnny Walker Giles and Patsy Ruth Giles

Revocable Living Trust, dated May 10, 2000 (the "Revocable Trust"), Johnny Walker Giles having since died on May 17, 2007, for the express purpose of conveying Johnny Walker Giles' Trust Share under the terms of the Revocable Trust to the Credit Shelter Trust created pursuant to the Revocable Trust at his death, which trust is known as Johnny Walker Giles Credit Shelter Trust U/A Johnny Walker Giles and Patsy Ruth Giles Revocable Living Trust, dated May 10, 2000, Patsy Ruth Giles dated April 04, 2012 and recorded February 27, 2013 as Instrument No. 20130227-0019508, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1001 Mallow Dr., Madison, TN 37115

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

Witness our hands this 2 day of April, 2020

Patsy Ruth Giles, surviving Trustee by her Attorney in Fact, Johnny W. Giles

Patsy Ruth Giles, surviving Trustee of the Johnny Walker Giles and Patsy Ruth Giles Revocable Living Trust, dated May 10, 2000, by her Attorney-in-Fact, Johnny W. Giles

Patsy Ruth Giles, Trustee by her Attorney in Fact Johnny W. Giles

Patsy Ruth Giles, Trustee of the Johnny Walker Shelter Credit Trust, U/A Johnny Walker Giles and Patsy Ruth Giles Revocable Living Trust, dated May 10, 2000, by her Attorney-in-Fact, Johnny W. Giles

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patsy Ruth Giles, Surviving Trustee, by her Attorney-In Fact, Johnny W. Giles and Patsy Ruth Giles, Trustee, by her Attorney -in-Fact, Johnny W. Giles, by her the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 of April, 2020.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY