RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013908

Karen Johnson Davidson County
Batch# 434736 DEEDWARR
07/10/2020 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,478.15
20200710-0075348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2020.

NOTARY PUBLIC

My commission expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Rodriguez Reyes *et ux* 314 W. Due West Avenue Madison, TN 37115	~~Same address as new owner~~ Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	051-07-0-036.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Five Hundred and 00/100 Dollars ($399,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY E. TOWNSEND AND CATHLEEN D. TOWNSEND, MARRIED,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **HENRY E. RODRIGUEZ REYES AND EVELIN Y. ORTIZ RUIZ, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, Pleasant Acres, Section Three, as shown on plat of record in Book 2083, page 66, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy E. Townsend and Cathleen D. Townsend, married, by Cash Deed for Tennessee, from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., dated January 6, 2015, and recorded January 9, 2015 in Instrument #20150109-0002474, said Register's Office.

The address of the herein described property is believed to be 314 West Due West Avenue, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 2083, page 66; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of July, 2020.

Timothy E. Townsend
TIMOTHY E. TOWNSEND

Cath D. Townsend
CATHLEEN D. TOWNSEND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Timothy E. Townsend and wife, Cathleen D. Townsend, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of July, 2020.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21