Karen Johnson Davidson County
Batch# 440735 DEEDWARR
07/20/2020 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20200720-0079338

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,900.00.

Affiant

Subscribed and sworn to me on 07/20th/20.

NOTARY PUBLIC
My Commission Expires: 11 30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hector Garcia Macias 1515 Monticello Ave Madison, Tennessee 37115	Newowners	034-09-0-021.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Benjamin T. Elder and Rosa Elder, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Hector Garcia Macias and Gloria Silva Tinoco, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 5, on the plan of Rebecca Heights, which is of record in Book 2330, Page 150, Register's Office for Davidson County, to which record reference is hereby made for a more particular description thereof. Said Lot No. 5 fronts 126.5 feet on the easterly side of Monticello Drive and extends back between lines 295 feet on the northerly line and 295.3 feet on the southerly line, to a dead line in the rear, measuring 141.5 feet thereon.

Being the same property conveyed to Benjamin T. Elder, unmarried man, by Warranty Deed from Arianna Melendez, of record in Instrument No. 20160628-0065804, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded June 28, 2016.

Rosa Elder, spouse of Benjamin T. Elder, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Benjamin T. Elder.

This is improved property known as 1515 Monticello Ave, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 07/17/2020.

Benjamin T. Elder

Rosa Elder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/17/20, before me personally appeared Benjamin T. Elder and Rosa Elder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/17/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

