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# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/01 09:17 2pgs
Fees:11.00 Taxes:118.40
20010322-0027648

LORI HOLLOWAY NOTARY PUBLIC AT LARGE TENN.
My Commission Expires Oct. 9, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$32,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF MARCH, 2001.**

Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Gerald L. Gooch** | **Regions Bank of Tennessee** | **148-16-102** |
| (NAME) | (NAME) | |
| **2396 Antioch Pike** | **315 Union Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | **Nashville, TN 37201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. W. Ellis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerald L. Gooch, married**, 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:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence N 16 degrees 25' E 160.3 feet to the point of beginning; thence N 16 degrees 25' E 96.46 feet to a point; thence N 49 degrees 30' E 120.87 feet to a point; thence S 37 degrees 10' E 80.87 feet; thence S 47 degrees 00' 52" W 50.25 feet to a point; thence S 9 degrees 17' 23" W 122.16 feet to a point; thence N 69 degrees 37' 26" W 111.01 feet to the point of beginning.

Subject to and including a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southeasterly corner of the above described tract; thence along the northerly R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to a point; thence leaving said R.O.W. of Antioch Pike N 22 degrees 49' 11" E 174.03 feet to a point; thence N 69 degrees 37' 26" W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16 degrees 25' E 14.0 feet to a point; thence leaving said 18 foot alley S 69 degrees 37' 26" E 111.01 feet to a point; thence S 22 degrees 49' 11" W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69 degrees 30' E 14.0 feet to the point of beginning.

Being the same property conveyed to J. W. Ellis by deed of record in Book 8114, Page 21, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **2396 Antioch Pike, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **my/our hand(s)** this **19th day of March, 2001**.

J. W. Ellis

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 J.W. Ellis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this ~~16th~~ 19th day of March, 2001.

Commission expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, ~~1999~~ 2003

Notary Public