WARRANTY DEED

BOX 13
10578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Ina Goad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005.

Heidi Jo Clark
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laureano Rivas	Volunteer Trust Mortgage Corporation	60-8-40
(NAME)	(NAME)	
3107 A Hillside Drive	301 South Perimeter Park Drive Ste 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37211	
(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, Dorris Goad and Ina Goad, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laureano Rivas, unmarried, 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 a part of Lot No. 11 on the Map of E.A. Lindsley Subdivision, as of record in Book 547, Page 144, Register's Office for said county, described as follows:
Beginning at a point in the easterly margin of Hillsdale Road, said point being 10 feet south of the corner of Lots Nos. 10 and 11 on said Plan; thence, easterly along the line 10 feet south of and parallel to the line between said Lots Nos. 10 and 11, a 150 feet to a point; thence southerly along a line 150 feet east of and parallel to the easterly margin of Hillsdale Road, 110 feet to a point; thence westerly along a line 120 feet south of and parallel to the lines between said Lots Nos.10 and 11, 150 feet to a point in the easterly margin of Hillsdale Road, thence northerly with said margin of said Road, 110 feet to the point of beginning.

Included in the above description but excluded from this conveyance is that portion of the above described property which was conveyed to the Metropolitan Government of Nashville and Davidson County, in Deed Book 3891, Page 704, Register's Office for said County, described as follows:

Land in Davidson County, Tennessee, behind a part of Lot No. 11 on the Map of E.A. Lindsley's Subdivision, as of record in Book 547, Page 144, Register's Office for Davidson County, Tennessee described as follows:
Beginning at a point in the East margin of Hillside Drive, said point being 10 feet South of the corner of Lot 10 and 11 on said Plan; thence South 84 deg. 15' feet East along a line 10 feet South of and parallel to the line between said Lots Nos. 10 and 11, 135.65 feet to a point where the W.E. Street's Northerly property line intersects the Southerly right-of-way line of the newly proposed extension of Ewing Lane; thence, South 84 deg. 25' West along said Southerly right-of-way line 106.55 feet to a point of arc at the Southeast corner of proposed extension of Ewing Lane and Hillside Drive; thence, continuing along said curve in a Southwesterly direction, said curve having a radius of 25 feet to a point in the Easterly right-of-way line of Hillside Drive; thence North 3 deg. 50' East along the Easterly right-of-way line of Hillside Drive 49 feet to the point of beginning.

Being the same property conveyed to Dorris Goad and Ina Goad, by deed of record in Instrument No. 20050317-0029686, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 11/07/05 10:43 2 pg:
Fees:13.00 Taxes:381.10

20051107-0134525

unimproved ☐

This is improved ☒ property, known as 3107 A Hillside Road, Nashville, TN 37207

(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 our hands this 28th day of October, 2005.

Dorris Goad

Dorris Goad

Ina Goad

Ina Goad

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 Dorris Goad and Ina Goad 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2005.

Commission expires: 3-25-06

Deanie L. Gregory

Notary Public

