Davidson County DEEDWARR
Recvd: 07/27/06 10:56 2 pgs
Fees:13.00 Taxes:3071.00

20060727-0090803

WARRANTY DEED

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of July, 2006

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOSE F. NUNEZ AND WIFE, YVETTE D. NUNEZ	José F. Nuñez	129-07
(NAME) 166 Vaughns Gap Road	(NAME) 166 Vaughns Gap Rd	4.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **LAWRENCE POLLACK AND WIFE, NEDDA M. POLLACK**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSE F. NUNEZ AND WIFE, YVETTE D. NUNEZ**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 64 on the Plan of Re-Subdivision of Lot 64 on the Plan of West Meade Farms, Inc., Section One Subdivision, of record in Book 2854, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point on the northerly margin of Vaughn's Gap Road at the common corner of Lots Nos. 63 and 64; thence with the margin of said road westerly and northwesterly 408.2 feet to the beginning of a curve; thence along said curve northwesterly 30.5 feet to a point in the easterly margin of Robin Hill Road; thence with the margin of said road North 4° 31' East 233.9 feet to a point, common corner of Lots Nos. 64 and 64A; thence with the line between said two lots easterly 238.2 feet to a point; and continuing southeasterly 192.3 feet to a point; thence South 5° 51' West 271.7 feet to the point of beginning.

BEING the same property conveyed to LAWRENCE POLLACK AND WIFE, NEDDA M. POLLACK by Deed from JOHN E. MOLL AND WIFE, MARJORIE E. MOLL of record in Book 4698, Page 351, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 1427, Page 19, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 166 Vaughns Gap Road, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 24th day of July, 2006.

LAWRENCE POLLACK

NEDDA M. POLLACK

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 **LAWRENCE POLLACK AND WIFE, NEDDA M. POLLACK**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 24th day of July, 2006.

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

Notary Public