BILL GARRETT, Davidson County
Trans:T20110059102 DEEDWARR
Recvd: 09/23/11 08:35 7 pgs
Fees:38.00 Taxes:259.00
20110923-0073617

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Salvador Zaragoza, Jr.
208 Two Mile Pike
Goodlettsville, TN 37072

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 026-01-0
PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Norma Jean Warren Metzgar and Douglas Grohmann and Jennifer Warma and Steven Metzgar and Chris Metzgar and Mark Metzgar and Kelly Bainbridge and Amanda Metzgar,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Salvador Zaragoza, Jr., married and Salvador Zaragoza, Sr., unmarried, as joint tenants with right of survivorship,** 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 Lot No. 8 on the Map of H. R. Drake Et Al Subdivision in Goodlettsville on Two-Mile Pike, and described according to a copy of a survey by J. R. Scott, Surveyor, March 23, 1948, as follows:

Beginning at a point in the easterly margin of Two-Mile Pike, at the common corner of Lots 8 and 9, said point being 150 feet north of the north margin of a 50 foot unnamed street leading from Two-Mile Pike to the L. & N. Railroad underpass; thence with the line between said lots, easterly 256 feet to a point in the westerly margin of the L. & N. Railroad right-of-way; thence with the margin of said right-of-way northly 75 feet to the common corner of Lots Nos. 7 and 8; thence with the line between said lots westerly 265 feet to the easterly margin of Two-Mile Pike; thence with the margin of the same southerly 75 feet to the beginning.

Being the same property devised to Norma Jean Warren Metzgar a life estate with conditions and then to Douglas Gromann, Jenny Warma, Steven Metzgar, Chris Metzgar, Mark Metzgar, Kelly Bainbridge and Amanda Houghton, a remainder interest as set forth in the Last Will and Testament of Francis Elmer Metzgar of record in the Probate Clerk's Office for Davidson County, Tennessee, bearing docket #07P-973. There was an attempt to memorialize the terms of the decedent's Last Will and Testament by a Quitclaim Deed from Judy Schechter, Executor of the Estate of Francis Elmer Metzgar, dated September 14, 2009, and filed of record in Instrument No. 20091201-0109952, Register's Office for Davidson County, Tennessee. Amanda Houghton has since divorced and is now known as Amanda Metzgar. Jenny Warma and Jennifer Warma are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1677, Page 191; easements, covenants conditions, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **208 Two Mile Pike Goodlettsville, TN 37072.**

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 14 day of September, 2011.

Norma Jean Warren Metzgar

Norma Jean Metzgar ect

Norma Jean Warren Metzgar

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Norma Jean Warren Metzgar , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 2/26/2013

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness our hands this 14th day of September, 2011.

Douglas Grohmann

Jennifer Warma

STATE OF IL
COUNTY OF Madison

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas Grohmann , 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 this 14 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: ~~2-16-15~~
2-16-15

OFFICIAL SEAL
JASON BLOM
Notary Public - State of Illinois
My Commission Expires Feb 16, 2015

Witness our hands this 13th day of September, 2011.

Douglas Grohmann

Jennifer Warma

STATE OF Missouri
COUNTY OF St. Louis

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer Warma, 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 this 13th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: May 11, 2013

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

H. L. FORBIS
My Commission Expires
May 11, 2013
St. Charles County
Commission #09709541

Witness our hands this 13th day of September, 2011.

Mark Metzgar

Chris Metzgar

Kelly Bainbridge

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mark Metzgar, Chris Metzgar and Kelly Bainbridge, 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 this 13th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness our hands this 13 day of September, 2011.

Steven Metzgar

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven Metzgar, 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 this 13th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 4/21/15

OFFICIAL SEAL
DOLORES KONOPKA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/21/15

Witness our hands this 14th day of September, 2011.

Amanda Metzgar

Amanda Metzgar

STATE OF California
COUNTY OF Sacramento

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Amanda Metzgar, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: June 4 2013

TOAN NGUYEN
COMM. # 1852264
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES JUNE 4, 2013

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

Tina Brown

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2011.

Janell L. Johnson

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY