BILL GARRETT, Davidson County
Trans:T20120006103 DEEDWARR
Recvd: 01/26/12 09:26 2 pgs
Fees:13.00 Taxes:145.78
20120126-0007213

WARRANTY DEED

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,400.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **January, 2012**

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Gonzalez	New Owner	147070B00300CO
(NAME)	(NAME)	
PO Box 306		
(ADDRESS)	(ADDRESS)	
Antioch Tn 37011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Kara A. Gaylor, a single woman and Charles D. Gaylor and Wanda S. Gaylor husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlos Gonzalez**, a married man 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:

Land in Davidson County, Tennessee, Being Unit No A-3, Parcel 3 on the Plan of Woodlea Place Townhouses of record in Plat Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kara A. Gaylor, an unmarried woman, Charles D. Gaylor, a married person, and Wanda S. Gaylor, a married person, by Warranty Deed from Brenda Wright, Patricia Mangano, Karen Tartaro and Michael Reilly dated July 16, 2008 and filed on July 21, 2008 in Instrument Number 20080721-0074561, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4958 Edmondson Pike A3, Nashville, TN 37211

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; has 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 **18th** day of **January, 2012**

Kara A. Gaylor by Ben Wilson, AIF
Kara A. Gaylor by Ben Wilson, attorney in fact

Wanda S. Gaylor by Ben Wilson, AIF
Wanda S. Gaylor by Ben Wilson, attorney in fact

Charles D. Gaylor by Ben Wilson, AIF
Charles D. Gaylor by Ben Wilson, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kara A. Gaylor, Charles D. Gaylor, and Wanda S. Gaylor, and who acknowledged that he executed the same as the free act and deed of the said Kara A. Gaylor, Charles D. Gaylor, and Wanda S. Gaylor , by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, and Book_____, page _____, said Register's Office.

Witness my hand and official seal this 18th day of January, 2012.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11-3-15

*20120126-0007211
*
20120126-0007212