WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120026963 DEEDWARR
Recvd: 04/13/12 09:43 2 pgs
Fees:13.00 Taxes:199.80
20120413-0031594

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/2/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Luis A. Mora	NEW OWNER	Parcel ID:
7604 Gerald Dr.		01514001100
Joelton, TN 37080		

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, we

Brian Gainous, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Luis A. Mora and wife, Maria Mora
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. 3, on the Plan of William Hill Subdivision, Section One, of record in Book 3500, Page 132, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

Included in the above description but specifically excluded therefrom is the following tract:

Being part of Lot No. 3 plan of William Hills, Section 1, as of record in Book 3500, Page 132, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Union Hill said point being the common corner of Lots 2 and 3 on said plan, thence with the northerly boundary of said Lot 2 north 47 degrees 45 minutes west 112 feet more or less to a point which is 180 feet northerly from the center line of proposed I-24; thence south 73 degrees 01 minutes 50 seconds east 100 feet more or less to a point which is 50 feet westerly from the center line of Union Hill Road; thence north 43 degrees 41 minutes 26 seconds east 87 feet more or less to Leonard E. Hall's (Lot 4) south boundary line; thence with said boundary line south 47 degrees 45 minutes east 25 feet more or less to the west margin of Union Hill Road; thence with said margin south westwardly 125 feet more or less to the point of beginning and being part of the same property conveyed to George T. Brown and wife Mary Katherine Brown by deed from Walter B. Williams and wife as of record in Book 4159, Page 976, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian Gainous by Final Decree Confirming Sale from Clerk and Master, of record in Instrument 20110124-0006477, dated January 10, 2011, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3859, Page 266, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3128 Union Hill Rd., Joelton, TN 37080

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 hand this 4th day of April, 2012.

Brian Gainous

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 Brian Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of April, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.