WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120065185 DEEDWARR
Recvd: 08/30/12 13:05 2 pgs
Fees: 13.00 Taxes: 277.50

20120830-0078507

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2012

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine L. Newman	Pinnacle National Bank	147-7-B-3C0
(NAME) 4958 Edmondson Pk A3	(NAME) 150 3rd Ave S #900	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37207	
(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, **Carlos Gonzalez**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Catherine L. Newman, an unmarried person**, 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 Carlos Gonzalez by Warranty Deed from Kara A. Gaylor, Charles D. Gaylor and Wanda S. Gaylor ~~dated~~ January 26, 2012 of record in Instrument No. 20120126-0007213, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Kara A. Gaylor, Charles D. Gaylor and Wanda S. Gaylor by deed from Brenda Wright et al. dated 7/16/08 of record in Instrument No. 200807210074561, said Register's Office.

+ recorded

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.

Subject Property is not the primary residence of the Grantee.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pk 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.

CGG

Witness our hands this 27th day of **August, 2012**

carlos Gonzalez

Carlos Gonzalez

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, **Carlos Gonzalez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **August, 2012**

Notary Public

My commission expires: _____

