WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120074975 DEEDWARR
Recvd: 10/03/12 11:15 2 pgs
Fees:13.00 Taxes:660.45
20121003-0090442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: JUNE 14, 2014

(AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan M. Parton	NEW OWNER	083-10-0-275
(NAME)	(NAME)	
1901 Forrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, John R. Gimenez, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Johnathan M. Parton and Marisa A. Harmon, husband and wife, 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 part of a 10 1/2 acre tract, as shown on Plat of Richardson Place, as of record in Plat Book 547, Page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

BEGINNING at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

Being the same property conveyed to JOHN R. GIMENEZ, A SINGLE PERSON, by deed from ERIC P. ARNOLD AND TRACY ARNOLD, HUSBAND AND WIFE, of record as Instrument No. 20060810-0098491, dated August 8, 2006, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the Plat of Richardson Place, as of record in Plat Book 547, page 135, Register's Office for said county; and any and all restrictions and easements of record.

Jacqueline R. Forte-Gimenez joins in the execution of this instrument to convey her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 1901 Forrest Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of September, 2012.

John R. Gimenez

Jacqueline L. Forte-Gimenez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Gimenez and wife, Jacqueline L. Forte-Gimenez, the within named bargainors, 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 Goodlettsville, this 28th day of September, 2012.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 5/20/14