BILL GARRETT, Davidson County
Trans:T20130061199 DEEDWARR
Recvd: 07/18/13 10:18 2 pgs
Fees:13.00 Taxes:92.50

20130718-0074255

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF July, 2013.

Notary Public
MY COMMISSION EXPIRES: 9/22/2014
File No. G13-7107D

STATE OF TENNESSEE NOTARY PUBLIC TRUDY MILLIKEN SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Espana Construction, LLC (NAME)	(NAME)	148-16-71
4861 Goodwin Road (STREET ADDRESS)	3109 Town Village Rd. (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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 HEREBYACKNOWLEDGED, WE, **John Prince Nevils**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Espana Construction, LLC**, 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 the 2nd, formerly 5th Civil District of said County, near the Town of Antioch, and being known as Lot No. 6 on the map of the Division of the S.H. Culbertson Land, and being described as follows:

Beginning at a point in the Southwesterly margin of the right-of-way of the N.C. and St. L. Railroad, at the Northwest corner of the property of Hunter, which was formerly conveyed to W.E. Fly by Deed of record in Book 162, page 562, Register's Office for said County, said point being the center line of an alley or road 15 feet wide, running Northeasterly from the Mill Creek Valley Pike to the right-of-way of said railroad; thence with the centerline of said alley along Hunter's Westerly line South 52 deg. West 153 feet to the centerline of an alley, now abandoned, being the Northeast corner of Lot No. 1; thence with the line between Lots 1 and 6 along the centerline of said alley, now abandoned, North 56 ¼ deg. West 183 ½ feet to the common corner of Lots No. 6 and 7; thence with the line between said lots North 49 deg. East 219 feet to a point in the margin of said railroad right-of-way; thence with the margin of the same South 35 ½ deg. East 177 feet to the beginning.

BEING the same property conveyed to John Prince Nevils from Sara P. Nevils, while retaining a life estate, by Quit Claim Deed dated February 5, 2007, as Instrument No. 20070207-0015887, in the Register's Office for Davidson County, Tennessee. The said Sara P. Nevils having since died August 3, 2008.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4861 Goodwin Road, Antioch, TN 37013.

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. Whenever 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/our hand(s) this 12th day of July, 2013.

John Prince Nevils

July 12, 2013
Date

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 John Prince Nevils, the bargainor(s), 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, this 12th day of July, 2013.

My Commission Expires: 9/22/16

Notary Public

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066