BILL GARRETT, Davidson County
Trans:T20140014447 DEEDWARR
Recvd: 03/03/14 12:07 2 pgs
Fees:13.00 Taxes:1374.55
20140303-0017754

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

File No.: ALW-14-3802

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace A. Gomez and Paul A. Breaux	Pinnacle Bank	104-01-0-210.00
(NAME)	(NAME)	
3802 Nebraska Avenue	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DOUGLAS TOWNSEND AND WIFE, ERIKA TOWNSEND**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GRACE A. GOMEZ AND PAUL A. BREAUX, BOTH UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the middle parts of Lots 101 and 102 and 103 on the plan of a part of West Grove Subdivision, as of record in Plan Book 421, Page 109, Register's Office for Davidson County, Tennessee, described according to a survey thereof made September 9, 1946 by T.R. Sandford, Surveyor, as follows:

Beginning at a joint in the North margin of Nebraska Avenue, 50 feet East of the first alley, West of 38th Avenue North; thence Northerly parallel to the Easterly margin of said alley 150 feet to the line between Lots 101 and 100; thence with the line between said Lots Easterly 50 feet to a point which is 60 feet West of the Westerly margin of 38th Avenue North; thence Southerly 155.5 feet, more or less, to the North margin of Nebraska Avenue, thence with the margin of the same, Westerly around a slight curve 50 feet, more or less, to the beginning.

Being the same property conveyed to Douglas Townsend and Erika Townsend, husband and wife by Warranty Deed from Kimberly M. Husband, recorded on the 12th day of March, 2004 in Instrument No. 20040312-0028899, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3802 Nebraska Avenue, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2014.

Douglas Townsend

Erika Townsend

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Townsend and Erika Townsend, the within named bargainor, 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 the 27th day of February, 2014.

Notary Public
My Commission Expires: 10/15/16

