STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150065306 DEEDWARR
Recvd: 08/06/15 12:27 2 pgs
Fees:13.00 Taxes:135.05
20150806-0078421

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,500.00.

Affiant

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 6/19/2018
File No. G15-2411D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Santiago Cortes and Yolanda Bernal, husband and wife (NAME)	New Owner (NAME)	01200009400
8029 Old Springfield Pike (STREET ADDRESS)	630 Bell Rd. #337 (STREET ADDRESS)	
Goodlettsville, TN 37072 (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, **Glenn C. Pearson, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Santiago Cortes and Yolanda Bernal, 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:

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the South right of way of the Seaboard System railroad and the southwesterly right of way of Old Dickerson Pike, the northeast corner of this tract and continuing with the Southwest right of way of Old Dickerson Pike as follows: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S 22°50'11", 62.14 feet to an iron pin; thence S 31°45'19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs which belongs to J.T. Leeman, having a deed reference in Deed Book 5000, page 617, Register's office for Davidson County, Tennessee, thence with the North boundary of said tract of land which belongs to J.T. Leeman as follows: S 63°03'16" W 203.69 feet to an iron pin; thence N 61°05'14", with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J.T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, page 180, Register's Office for Davidson County, Tennessee, thence N 26°09'22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50° angle from the center line of the main tract of the Seaboard System Railroad; thence S 61°37'30" E parallel with an 100.00 feet at a right angle from the center line of the main tract 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Sheppard, dated 6/19/85.

BEING the same property conveyed to Glenn C. Pearson, Jr. from Jeffrey G. Polle, by Deed dated March 23, 2015, as Instrument No. 20150416-0033619, in the Register's Office for Davidson County, Tennessee.

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

1. Easement as recorded in Instrument No. 20140114-003779, Register's Office for Davidson County, Tennessee.

2. Subject to soil absorption letter as recorded in Book 6674, page 508, Register's Office for Davidson County, Tennessee.

The 2014 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 unimproved property, known as 8029 Old Springfield Pike, Goodlettsville, TN 37072.

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 5th day of August, 2015.

Glenn C. Pearson, Jr.

August 05, 2015
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 Glenn C. Pearson, Jr., 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 5th day of August, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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