Return To: 16-0050
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,400.00. Affiant Subscribed and sworn to before me on April 4, 2016. NOTARY PUBLIC My Commission Expires:
File #2016-143	

BILL GARRETT, Davidson County
Trans:T20160031976 DEEDWARR
Recvd: 04/19/16 12:49 2 pgs
Fees:13.00 Taxes:815.48
20160419-0037762

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jessica Green Paulo Estevao Fernandes Machado 237 Cumberland Circle Nashville, TN 37214	Bank of TN 301 E. Center St. Kingsport TN 37660	096-05-0-040.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ATHENA J. GOSNELL AND ROBERT D. GOSNELL, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JESSICA GREEN AND PAULO ESTEVAO FERNANDES MACHADO, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 55 and 56, on the Plan of Bluefields, of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, dated May 26, 1959, and is more particularly described as follows:

Beginning at a point in the margin of Cumberland Circle, said point being 35 feet east of the original lot line as shown on the Plat in Book 843, Page 34, Register's Office for said County; thence N. 4 degrees 50' E., 163.5 feet to an iron pin; thence S. 63 degrees E., 75 feet to an iron pin; thence S, 28 degrees 40' W., 184 feet to an iron pin in the easterly margin of Cumberland Circle; thence southeasterly around a slight curve in the margin of said Cumberland Circle 149.1 feet to the point of beginning.

Being the same property conveyed to ATHENA J. GOSNELL AND ROBERT D. GOSNELL, WIFE AND HUSBAND, by deed from THE ESTATE OF PAUL R. GOSNELL, of record in Instrument No. 20070803-0092865, dated July 27, 2007, said Register's Office. Also being the same property conveyed to ATHENA J. GOSNELL AND ROBERT D. GOSNELL, WIFE AND HUSBAND, by Quitclaim Deed from DONALD PAUL GOSNELL, EXECUTOR OF THE ESTATE OF PAUL R. GOSNELL, DONALD PAUL GOSNELL, INDIVIDUALLY, DAVID REX GOSNELL, INDIVIDUALLY, AND DOUGLAS WAYNE GOSNELL, INDIVIDUALLY, of record

in Instrument No. 20160419-0037761, said Register's Office

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 237 Cumberland Circle, Nashville, TN 37214.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on April 4, 2016.

Grantor:

Athena J. Gosnell

Grantor:

Robert D. Gosnell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ATHENA J. GOSNELL AND ROBERT D. GOSNELL**, the within named bargainor, 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, at office, this 4th day of April, 2016.

Notary Public

My commission expires: 6-30-19

