BILL GARRETT, Davidson County
Trans:T20160045767 DEEDWARR
Recvd: 05/31/16 15:47 3 pgs
Fees:18.00 Taxes:444.00

20160531-0054654

RETURN TO:
ROBERT J. NOTESTINE III, ATTORNEY
109 KENNER AVENUE, STE. 201
NASHVILLE, TN 37205
BOX 26B FILE # 15249

26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Oscar Santes-Garcia 2390 Antioch Pike Antioch, TN 37013	New Owner	14816007400

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Mitchell Whitson (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Oscar Santes-Garcia, a unmarried man, (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Commencing at a point in the Northerly right of way margin of Antioch Pike and the Easterly margin of an 18 foot alley; thence leaving the right of way of Antioch Pike, North 16 degrees 25' East, 256.49 feet to a point; thence North 49 degrees 30' East, 120.87 feet to a point; thence South 37 degrees 10' East, 70.87 feet to a point; thence South 47 Degrees 00' 52" West, 50.25 feet to a point; thence South 9 degrees 17' 23" West, 122.17 feet to a point; thence South 22 Degrees 49' 11" West 160.0 feet to a point in the Northerly margin of Antioch Pike; thence with said margin, North 69 Degrees 30' West 93.13 feet to the point of beginning, said tract containing 0.69 acres, more or less.

Included in the above description, but excluded from this conveyance is that parcel of land Quitclaimed to Richard C. Wallace by Instrument of record in Book 8114, page 19, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mitchell Whitson by Warranty Deed from Frank D. Stanley and wife, Linda G. Stanley of record in Instrument Number 20131107-0115651, said Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 2390 Antioch, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee which are not yet due and payable.

2. Subject to ingress and egress easement as set out in Book 7735, page 65 and Book 8114, page 19, said Register's Office for Davidson County, Tennessee.

3. Easement of record as shown in Book 7461, page 862, said Register's Office for Davidson County, Tennessee.

4. If built on property, the structure must be bricked or decorative block to grade. Fencing must be decorative fencing, aluminum or rod iron.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $120,000.00.)
( )
(Affiant)
(Subscribed and sworn to before me)
(this 26th day of May, 2016.)
( )
(Notary Public)
(My Commission Expires:)

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of May, 2016.

Mitchell Whitson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Mitchell Whitson, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 26th day of May, 2016.

Notary Public

My Commission Expires:

