G#29470-2

BOX #14

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170035869 DEEDWARR
Recvd: 04/28/17 09:09 2 pgs
Fees: 13.00 Taxes: 1461.50
20170428-0041769

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**

George T. Espinoza
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2017.

Katherine Goodson
Notary Public

My commission expires: March 10, 2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Richard A. Hall** | **"New Owner"** | **09015008400** |
| **431 Annex Avenue** | | |
| **Nashville, TN 37209** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**George T. Espinoza and wife, Valda Espinoza**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Richard A. Hall**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 1136 on the Plan of Charlotte Park, Section 15, of record in Book 3300, at Page 75, Register's Office for said County and described as follows:**

**BEGINNING at a point in the northwesterly margin of Annex Avenue, at the corner of Lot Nos. 1135 and 1136; thence, with the line between said lots northwesterly 127.15 feet to a point; thence, southwesterly 115 feet to the margin of Capri Drive; thence, with the margin of the same, southwardly around a slight curve, 105.16 feet to a point; thence, southeasterly 48.19 feet to the beginning of a curve; thence, eastwardly 37.65 feet to the margin of Annex Avenue; thence, with the margin of same, northeastwardly 89.02 feet to the point of BEGINNING.**

**BEING all of the same property conveyed to Helen McMurtry, unmarried, by Warranty Deed dated April 30, 1991, from Stella E. Hamilton, an unmarried widow, of record in Book 8341, Page 891, Register's Office for Davidson County, Tennessee. The said Helen McMurtry, unmarried, conveyed the property to Helen McMurtry, George T. Espinoza and wife, Valda Espinoza, by Quitclaim Deed dated March 30, 1995, of record in Book 9632, Page 244, said Register's Office. Further, said property was conveyed to George T. Espinoza and wife, Valda Espinoza, by Quitclaim Deed dated June 26, 1995, from Helen McMurtry, unmarried, George T. Espinoza and wife, Valda Espinoza, of record in Book 9727, Page 359, said Register's Office.**

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 3300, Page 75, said Register's Office (TVA right-of-way located across the rear of said Lot);**

**2) Rights, conditions, obligations, and restrictions in regard to the use of a sewerage system stated in the agreement between Consolidated Development, Inc., and the City of Nashville, of record in Book 2593, Page 566, Register's Office for Davidson County, Tennessee; and,**

**3) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **431 Annex Avenue, Nashville, TN 37209**.

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 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. 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 **April, 2017.**

George T. Espinoza

**George T. Espinoza**

Valda Espinoza

**Valda Espinoza**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **George T. Espinoza and wife, Valda Espinoza,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **27th** day of **April, 2017.**

Katherine Goodson

**Notary Public**

**My Commission Expires:** March 10, 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.