RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069820 DEEDWARR
Recvd: 08/11/17 13:23 2 pgs
Fees:13.00 Taxes:240.50

20170811-0082583

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

JAMES R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9108 DOMINGO JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Diego Acosta Domingo	Pinnacle Bank	050-104.00
0 TRAIL HOLLOW LANE	3823 Cleghorn Ave.	
White Creek, TN 37189	Nashville, TN 37215	

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 HEREBY ACKNOWLEDGE, WE,

TERESA LYONS OTEN, A SINGLE WOMAN

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

DIEGO ACOSTA DOMINGO, UNMARRIED

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 tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

Beginning at a point in the center of a 50-foot access road at the Northwest corner of C.A. Wheeler, Jr., as shown on Tax Map 50, Parcel 100 and proceeding as follows: with the center of a 50 foot private drive N 15 degrees 24 minutes 39 seconds W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet, said curve has a chord bearing and distance of N 3 degrees 01 minutes 24 seconds W 150.17 feet; thence, N 9 degrees 19 minutes 29 seconds E 122.11 feet; thence, with a 175.00 foot radius curve to the left 140.79 feet, said curve has a chord bearing and distance of N 13 degrees 40 minutes 58 seconds W 137.02 feet; thence, N 36 degrees 43 minutes 49 seconds W 114.44 feet; thence, with a 913.08 foot radius curve to the left 199.21 feet, said curve has a chord bearing and distance of N 42 degrees 58 minutes 49 seconds W 198.81 feet; thence N 49 degrees 13 minutes 50 seconds W 112.72 feet; thence, with a 1000.00 foot radius curve to the right 259.70 feet, said curve has a chord bearing and distance of N 41 degrees 47 minutes 26 seconds W 258.97 feet; thence leaving said centerline N 64 degrees 16 minutes 53 seconds E 551.67 feet to an iron pin on the Westerly right of way line of I-24; thence, with said line S 19 degrees 38 minutes 27 seconds E 780.00 feet to a concrete monument; thence, S 10 degrees 26 minutes 02 seconds E 514.64 feet to an iron pin set at the Northeast corner of C.A. Wheeler, Jr.; thence, leaving I-24 and with Wheeler's North line N 82 degrees 33 minutes 06 seconds W 330.18 feet to an iron pin: thence, N 83 degrees 15 minutes 51 seconds W 29.82 feet to the point of beginning and containing 10.16 acres, more or less. Less and Except A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated October 22, 1993 by Ernest Davis. Beginning at a point in the center of a 50' access road at the Northwest corner of C.A. Wheeler, Jr. as shown on Tax Map 50, Parcel 100 and proceeding as follows: with the center of a 50' private drive N 15 deg. 24' 39" W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet, said curve has a chord bearing and distance of N 3 deg. 01' 24" W 150.17 feet; thence, N 9 deg. 19' 29" E 122.11 feet; thence, with a 175.00 foot radius curve to the left 140.79 feet, said curve has a chord bearing and distance of N 13 deg. 40' 58" W 137.02 feet; thence, N 36 deg. 43" 00' W 114.44 feet; thence with a radius curve to the left 30 feet to a point the Southwesterly corner of C.E. Howse, Sr. Tract; thence, N 53 deg. 25' 37" E 340.00 feet to a point on the Westerly right of way line of I-24; thence, with said line S 19 deg. 38' 27" E 325.0 feet to a concrete monument; thence, S 10 deg. 28' 02" E 514.65 feet to an iron pin at the Northeast corner of C.A. Wheeler, Jr.; thence, leaving I-24 and with Wheeler's North line N 82 deg. 33' 06" W 330.18 feet to an iron pin; thence, N 83 deg. 15' 51" W 29.82 feet to the point of beginning and containing 5.0 acres, more or less. Being the same property conveyed to Teresa Lyons-Oten by Warranty Deed from C.E. Howse, Sr., recorded on the 6th day of November, 2001 in Instrument No. 20011106-0121876, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6216, Page 661, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement for Right of Way/Electrical & Telephone Lines, recorded in Book 3068, Page 480.

e. Easement for 25' Road Easement, recorded in Book 6199, Page 559 and Book 6199, Page 554.

f. Easement for Joint Ingress/Egress & Future Utility Easements, recorded in Book 6216, Page 661 (Shown in Exhibit "B").

g. Anchor & Utility Easements as shown in survey dated November 18, 1983 by Ragan, Smith, Murphy & Associates, Inc.

h. Easement for the flow of the waters of the Rivers, Creeks & Streams, and the rights of the public therein.

i. Lien in favor of Metropolitan Government of Nashville and Davidson County against Charles E. Howse. Sr., filed October 12, 1988, recorded in Book 7675, Page 922. (Metro Letter)

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.

This is improved property known as 0 TRAIL HOLLOW LANE, White Creek, TN 37189

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 in 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 hand on the 4th day of August, 2017.

Teresa Lyons Oten

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TERESA LYONS OTEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of August, 2017.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Notary Public

My Commission Expires:

File #: 17-9108 DOMINGO JV LG