THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170813075** Bill Garrett Davidson County Batch# 966 DEEDWARR 09/14/2017 03:15:38 PM 2 pgs Fees: $13.00 Taxes: $888.00 20170914-0094179	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Germaine Gomez 7439 George Gaines Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Gomez and wife, Catherine Gomez,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Germaine Gomez, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Harpeth Estates, Section Two of record in Plat Book 4175, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 17 fronts 90 feet on the Southerly side of George Gaines Road and extends back 123.17 feet on the Easterly line and 126.4 feet on the Westerly line to a dead line measuring 98.65 feet thereon.

Being the same property conveyed to Paul Gomez and wife, Catherine Gomez by Warranty deed from GuySkinny, LLC of record in Instrument No. 20100204-0009072 Register's Office for Davidson County, Tennessee, dated February 01, 2010 and recorded on February 04, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 23, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4249, Page 17, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to an Easement for a private road which runs along the Southerly margin of said land near the railroad as set forth of record in Book 4177, Page 376, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7439 George Gaines Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

Paul Gomez by Catherine Gomez as attorney in fact — Catherine Gomez.

Paul Gomez — Catherine Gomez

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Gomez and Catherine Gomez, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018