Bill Garrett Davidson County
Batch# 23288 DEEDWARR
11/07/2017 01:51:10 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20171107-0114665

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT171000321

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,000.00

Carolina Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
3rd day of November, 2017

Gail C. Vincent
Notary Public

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernesto Martinez Gaitan **and Carolina Martinez Zuniga** **858 Preston Road** **Antioch, TN 37013**	**SAME**	**P/O 174-00-0-132.00** **P/O 174-00-0-125.00**

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 ACKNOWLEDGED, WE,

William L. O'Brien and wife, Susan C. O'Brien

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

Ernesto Martinez Gaitan and wife, Carolina Martinez Zuniga

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:

Property is lying in the 32nd Councilmanic District of Davidson County, Tennessee, on the east side of Preston Road. Property is bounded on the west by Preston Road, on the north by property belonging to Carolina Martinez of record in Deed # 20140606-0049360; on the east by property belonging to W. L. Barlow of record in Deed Book 5441, Page 52; by Peter Von Hopffgarten of record in Deed # 20070612-0070295; by W. L. O'Brien of record in Deed Book 8240, Page 324; by Pamela and Jimmy Holt of record in Deed # 20030915-0134959; and on the south by Metropolitan Government of Nashville, Thurgood Marshall School, of record in Deed # 20040106-0002097, and on the west by property belonging to J. O. Wiggins of record in Deed # 20070115-0007323, and by property belonging to Flavio Lima or record in Deed # 20150113-0003436 and more specifically described as follows:

Beginning on an iron pin on the east margin of Preston Road approximately 1,595 feet south of the intersection of the east margin of Preston Road and the south margin of Old Franklin Road and being the northwest corner of the herein described tract "A"of this survey; thence leaving the east margin of Preston Road @-77° 58' 49"-E, 1268.82' to an existing iron pin in a fence, the northeast corner of this described tract; thence generally with the fence the following, S-09° 47' 40"-W, 53.38' to a corner fence post; thence S-09° 31' 32"-W, 376.42' to an iron pin, the southeast corner of the herein described tract "A" of this survey; thence N-80° 15' 27"-W, 167.72' to an iron pin; thence N-09° 46' 31"-E, 280.96' to an iron pin; thence N-76° 23' 21"-W, 1101.74' to an iron pin on the east margin of Preston Road, the southwest corner of tract "A", thence with the east margin of said road N-08° 36' 16"-E, 124.95' to and iron pin, the point of beginning and containing 5.20 acres, more or less according to a survey by Galyon Northcutt Surveying dated October 30,2017.

Being a part of the same property conveyed to William L. O'Brien and wife, Susan C. O'Brien, from Steve Allen Markham and wife, Bobbie E. Markham, by Warranty Deed, dated 03/25/03, recorded 03/31/03, of record in Instrument No. 20030331-0041897, in the Register's Office of Davidson County, TN.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **858 Preston Road, Antioch, TN 37013**
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 we do covenant with 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 our hands this 3rd day of November, 2017.

William L. O'Brien

Susan C. O'Brien

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. O'Brien and Susan C. O'Brien the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2017.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018