Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 56300 DEEDWARRSP
02/07/2018 03:36:25 PM 4 pgs
Fees: $23.00 Taxes: $397.75
20180207-0012544

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ignacia Angel de Onate 1511 Monticello Avenue Madison, Tennessee 37115	same	030 00 0 102.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $107,500.00.

LISA K. BRIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ignacia A. de Onate
Affiant

Sworn to and subscribed before me this 27th day of January, 2017.

Lisa K. Brian
Notary Public
My Commission Expires: 3/7/2017

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gordon & Associates, Co., Inc.**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey to **Ignacia Angel de Onate**, her heirs, successors and assigns, hereinafter called the GRANTEE herein, that certain real property located in Davidson County, Tennessee, described as follows, to wit:

Certain real estate located in the 14th Civil District of Davidson County, Tennessee as follows:

Beginning at a point in the northerly margin of the Clarksville Highway, being U.S. Highway 41-A and State Highway 112, said point being the southeastern corner of the Carney property; thence running South 54° 40' East along the northerly margin of said Highway 129 feet to an iron pin; thence running North 36° 15' East 250 feet to an iron pin; thence running North 61° 45' West 275 feet to an iron pin on the Carney property line; thence running South 2° 00' West 250 feet to the point of beginning, and containing 1.19 acres, more or less.

BEING the same property conveyed to Gordon & Associates, Co., Inc., a Tennessee corporation, by Installment Deed of record as Instrument No. 20040701-0078709, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5484 Clarksville Pike, Whites Creek, Tennessee 37189.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT A

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 the execution of this Special Warranty Deed as of this 27th day of January, 2017.

Gordon & Associates, Co., Inc.

By: _____
Jack Winters, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Jack Winters, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Gordon & Associates, Co., Inc., a Tennessee corporation, the bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such President.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 27th day of January, 2017.

_____
Notary Public

LYNN WATKINS-LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 07-08-19

EXHIBIT A

Permitted Encumbrances

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