WARRANTY DEED

Bill Garrett Davidson County
Batch# 90206 **DEEDWARR**
05/08/2018 02:37:50 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20180508-0044144

File No. TE0003885

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marco Segovia and Primitivo Cruz Alcala	NEW OWNER	047-00-0-057.00
(NAME)	(NAME)	
6208 New York Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Robert Gooch, unmarried and Nettie Liles, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marco Segovia and Primitivo Cruz Alcala,** HEREINAFTER CALLED THE GRANTEE, 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 13th District of Davidson County, Tennessee on a County Road, sometimes called Taz Hyde Road and described as follows:

Beginning at a point in the center of said road at the Northwest corner of a tract of 1 1/4 acres conveyed to Meridie Cato and wife by deed from Samuel Kelly and wife, of record in Book 369, page 369, Register's Office for said County;

Thence with the center of said road north 54 1/2 degrees West 2.56 poles to a point in said road; thence North 32 1/2 degrees West 13 1/4 poles to a point; the center of a spring thence North 27 1/2 degrees West 13 poles to a point; thence North 39 1/2 degrees West 18 poles to a point in the center of said county road; thence leaving said road North 41 degrees East 35.2 poles to stake and oak pointers on a ridge; thence South 37 degrees East 34.56 poles to the Northwest corner as said Merdie Cato tract, at a stake on a ridge with gum pointers; thence South 24 3/4 degrees West 41 poles to the point of beginning, containing 8.75 acres more or less.

Being the same property conveyed to Robert Gooch and Nettie Liles, by Quitclaim Deed from Dorothy Lee Bryant, dated June 22, 1994, recorded December 9, 1994 in Book 9541, Page 823.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Sulpher Creek Rd, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of May, 2018.

Robert Gooch

Robert Gooch

Nettie Liles

Nettie Liles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Gooch and Nettie Liles, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of May, 2018.

Tabatha Edwards

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206