ADDRESS NEW OWNERS and
SEND TAX BILLS:
CARLOS RAFAEL SAMAYOA
337 Clearlake Drive West
Nashville TN 37217

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 99494 DEEDWARR
06/04/2018 09:39:49 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00



20180604-0052802

MAP PARCEL NUMBER: 34-10-54, 34-10-118 to 119 34-13-50 & 51. 34-9-116 to 121, 34-9-123, 34-9-128, 34-9-131, 34-9-135 to 136, 34-10-1 to 3, 34-10-12 & 13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY GRIBBINS and wife, CHARLOTTE GRIBBINS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to CARLOS RAFAEL SAMAYOA, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:

Tract 1: Map & Parcel 34-10-2

Land in Davidson County, Tennessee, being Lot No. 15 and 16 of Block "B" on the Plan of Edenwold City which is of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee and described as follows:

Said Lots Nos. 15 and 16 front together 50 feet on the south side of Palmer Avenue, and extend back between parallel lines 100 feet to an alley.

Tract 2: Map & Parcel 34-10-3

Land in Davidson County, Tennessee, being Lots Nos. 17 and 18 in Block "B" on the Plan of Edenwold City Subdivision, which is of record in Plat Book 421, Page 123, Registers Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said Lots.

Tracts 1 and 2 being a part of the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Quitclaim Deed from Buddy Dixon, Jr. and wife, Robbie Jeanette Dixon, recorded on September 11, 1992 in Record Book 8728, Page 278, Register's Office for Davidson County, Tennessee.

Tract 3: Map 34-9 Parcel Nos. 119, 120 &121

Being Lots Nos. 34, 35, 36 and 37 on the Plan of Block "B", Edenwold City, the Industrial City Realty Corporation's Subdivision, of record in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract 4: Map 34-10 Parcel Nos. 12 and 13

Being Lots Nos. 31, 32 and 33 on the Plan of Block "B", Edenwold City, the Industrial City Realty Corporation's Subdivision, of record in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Tracts 3 and 4 being the same property conveyed to Larry Gribbins and wife, Charlotte C. Gribbins by Warranty Deed from William T. Berry and wife, Sonja M. Berry, recorded on April 14, 1998, in Record Book 10884, Page 478.

Tract 5: Map 34-9 Parcels 116, 117 and 118:

Land in Davidson County, Tennessee, being Lots No. 7, 8, 9, 10, 11 and 12 of Block "B" on the Map of Edenwold City of record in Book 421, Page 123, Register's Office for said County.

Tract 6: Map 34-9 Parcel 123:

Land in Davidson County, Tennessee, being Lot No. 38 of Block "B" City of Edenwold Subdivision, as of record in Plat Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tracts 5 and 6 being a part of the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Warranty Deed from Edenwold, LLC, recorded on July 26, 1999, in Record Book 11587, Page 246, Register's Office for Davidson County, Tennessee.

Tract 7: Map & Parcel 34-9-128

Being Lot Nos. 5 & 6 of Block "F", on the Plan of Edenwold City Subdivision of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 5 & 6 front 50 feet on Shakespeare Avenue and runs back between parallel lines 110 feet.

Being the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Warranty Deed from Kenneth D. Flatt, recorded on February 1, 2000, in Instrument No. 20000201-0010391, Register Office for Davidson County, Tennessee.

Tract 8: Map & Parcel 34-9-131:

Being Lot No. 8, Block "F" plan of Edenwold City Subdivision of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry and Charlotte Gribbins by Warranty Deed from Robert S. Jernigan, recorded on February 4, 2000 in Instrument No. 20000204-0011822, Register's Office for Davidson County, Tennessee.

Tract 9: Map & Parcel 34-10-1

Land in Davidson County, Tennessee, bieng Lot Nos. 13 and 14 of Block "B" on the Map of Edenwold City of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Warranty Deed from Peggy G. Schroeder, recorded February 7, 2000, in Instrument No. 20000207-0012553, Register's Office for Davidson County, Tennessee.

Tract 10: Map Parcel: 34-9-136

Land in Davidson County, Tennessee, being Lots No. 42, 43, 44 of Block "F" being in the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Tract 11: Map Parcel 34-9-135

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Land in Davidson County, Tennessee, being Lots 36, 37, 38, 39, 40 and 41, Block "F" Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Tract 12: Map Parcel 34-13-50:

Land in Davidson County, Tennessee, being Lots No. 35 and 36, Block "H" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Tract 13: Map Parcel 34-13-51:

Land in Davidson County, Tennessee, being Lot No. 37, Block "H"on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No., 37 being a right triangle in shape, beginning at a point on Tennyson Avenue being the dividing line between Lots No. 36 and 37, thence along the south side of Tennyson Avenue 117 feet to the intersection of Tennyson Avenue with the south line of Edenwold City Subdivision, thence in a southerly direction 120 feet to a line between Lots No. 36 and 37, thence northwardly 26-1/2 feet to the point of beginning.

Tract 14: Map Parcel 34-13-54:

Land located in the 11th Councilmatic District and described according to a survey made May 8, 1968, by Braden D. Hinson, Engineer.

Beginning at an iron pin in the southerly side of Tennyson Avenue; thence, 57° 48' East 70.5 feet to a stake; thence North 70° 27' East 536.2 feet to a monument; thence South 27° 3' East 92.4 feet to a monument; thence North 66° 29' East 390.5 feet to a monument; thence North 61° 40' East 223.1 feet to an iron pin; thence South 63° 20' West 170.7 feet to an rion pin; thence South 7° 53' West 50.5 feet to an iron pin; thence South 79° 27' West 325.6 feet to a stake; thence south 62° 39' West 16.0 feet to a stake; thence South 79° 0' West 110.3 feet to a stake; thence South 76° 37' West 480.6 feet to the point of beginning.

Tract 15: Map Parcel 34-10-118;

Land in Davidson County, Tennessee, being Lots 24, 25 and 26, Block "F" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Tract 16: Map Parcel 30-10-119:

Land in Davidson County, Tennessee, being Lots 32, 33, 34 and 35 Block "F" on the Plan of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Tracts 10-16 being the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Warranty Deed from Jack W. Garrison and wife, Linda K. Garrison recorded on April 3, 2001, in Instrument No. 20010403-0032344, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as Various tracts on Edenwold Road, Shakespeare Ave. and Tennyson Ave., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 1 day of June, 2018.

LARRY GRIBBINS

CHARLOTTE GRIBBINS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY GRIBBINS and CHARLOTTE GRIBBINS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $370,000.00.

AFFIANT

Subscribed to and sworn before me, this the 1 day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

TIMOTHY D. FERGUSON NOTARY PUPLIC AT LARGE SUMNER COUNTY, TENN

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989