Karen Johnson Davidson County
Batch# 225869 DEEDWARR
05/03/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20190503-0041769

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0168

CHANDLER ELISE WEST
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 6-4-2022

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Amber Underwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of May, 2019

Chandler Elise West
Notary Public

Commission Expires: 6/4/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Galileo Juan Carlos Moreno Medina 809 Ottoe CT Brentwood, TN 37027	First Tennessee Bank 3451 Prescott Road Memphis TN 38118	108-00-0-208.00

WARRANTY DEED

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, I/WE,

Gerre Goss White, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Galileo Juan Carlos Moreno Medina, unmarried

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:

SITUATED in District No. Two (2) of Davidson County, Tennessee, and being more particularly bounded and described as follows:
Tract One:
BEGINNING at a point in the center of Elm Hill Pike, being the Southwest corner of the tract now owned by R.L. Goss and Anne S. Goss; thence North 1 deg. 15 min. East 871.7 feet to a point (the Northwest corner of the tract); thence South 88 deg. 50 min. East 665.2 feet to a corner; thence South 1 deg. 15 min. West 243 feet to a corner; thence South 87 deg. 30 min. East 307.72 feet to a corner; thence South 2 deg. 30 min. West 175 feet more or less to a corner in the approximate center of a pond; thence approximately due West, 630 feet more or less to a point; thence South 88 deg. 20 min. West 205.5 feet to a corner; thence South 1 deg. 15 feet West 56 feet to a corner; thence North 88 deg. 45 min. West 81 feet to a corner; thence South 0 deg. 21 min. West 380 feet to corner in the center of Elm Hill Pike; thence with the center line of Elm Hill Pike South 86 deg. 15 min. West 52.5 feet more or less to the beginning, containing 8.35 acres, more or less.
Being the same property conveyed to Gerre Goss White by Installment Deed dated May 26, 1983, filed of record in Book 6064, Page 543 in the Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT that 1.17 acre parcel conveyed to Robert L. Goss by Quitclaim Deed dated August 15, 2003 and filed of record in Instrument No. 200308189-0120014 in the Register's Office for Davidson County, Tennessee, being more particularly bounded and described as follows:

BEGINNING at a corner post (old), said post being an interior corner to property of Gerre Goss White, as appears in Deed Book 6751, Page 694, RODCT and continuing with the north property line of White South 83 deg. 06 min. 31 sec. East 287.84 feet to an iron pin (old) at the most northeast corner to White and a corner to property of James A. Golden, as appears in Deed Book; thence with the east property line of White South 6 deg. 56 min. 38 sec. West 175.00 feet to an iron pin (new), a corner to property of Robert L. Goss, Jr., as appears in Deed Book 6751, Page 694, RODCT; thence with the new property line of White and Goss North 83 deg. 24 min. 30 sec. West 284.70 feet to an iron pin (new), a new corner to White in the line of Goss; thence with a new line to White, North 7 deg. 53 min. 30 sec. East 181.43 feet to the point of beginning containing 1.17 acres, as per survey by Jack L. Head RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. Springfield, Tennessee, dated May 21, 2003.

LESS and except that property conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Deed of Correction (correcting Deed of record in Deed Book 8445, Page 43) dated October 9,

1991 and filed of record in Book 8470, Page 731 in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:
Right-of-Way: From the point of beginning, said point being a concrete monument on the existing northern right of way of Elm Hill Pike and also being the southwest property corner of the property belonging to Gerre Goss White and the southeast property corner of the property belonging to James M. Fischer, Jr.; thence North 7 deg. 0 min. 40 sec. East 21.55 feet to a point on the boundary; thence South 89 deg. 34 min. 34 sec. East 53.30 feet to a point on the boundary; thence South 7 deg. 0 min. 40 sec. West 22.35 feet to a point on the boundary; thence North 88 deg. 43 min. 19 sec. West 53.22 to the point of beginning, containing 1162.46 square feet, more or less.
BEING PART of the same property conveyed to Gerre Goss White by Installment Deed dated May 26, 1983 and filed of record in Book 6064, Page 543 in Register's Office for Davidson County, Tennessee.

Tract Two:
BEGINNING at an iron pin (new) in the north right of way of Elm Hill Pike, said pin being South 89 deg. 32 min. 38 sec. East 75.38 feet from the most southwest corner to property of Gerry Goss White, as appears in Deed Book 6064, Page 543, RODCT and continuing as follows; with said right of way, North 89 deg. 32 min. 38 sec. West 21.33 feet to a point in the east property line of the existing White tract; thence with the said property line of White, North 4 deg. 41 min. 21 sec. East 332.93 feet to a corner post (old); thence South 89 deg. 48 min. 41 sec. East 30.40 feet to an iron pin (new), a new corner to White and Robert Goss, Jr. as appears in Deed Book 6751, Page 694, RODCT; thence with a new line to Goss, South 6 deg. 14 min. 24 sec. West 333.87 feet to the point of beginning, containing .20 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Blvd. Springfield, Tennessee, dated May 21, 2003.

Being the same property conveyed to Gerry Goss White by Quitclaim Deed dated August 14, 2003 and filed of record as Instrument No. 20030819-0120013 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3112 Elm Hill Pike, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of May, 2019.

Gerre Goss White
Gerre Goss White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerre Goss White** 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 and official seal at Brentwood, Tennessee this 1st day of May, 2019.

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/3/21

TRUE COPY CERTIFICATION

I, Amber Underwood, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Amber Underwood

Signature

State of Tennessee

County of Knox

Personally appeared before me, Chandler Elise West, a notary public for this county and state, Amber Underwood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ChandlerEliseWest 5/21/19

Notary's Signature / DATE

My Commission Expires: 6/4/2022

Notary's Seal:

CHANDLER ELISE WEST
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 6-4-2022