Karen Johnson Davidson County
Batch# 290654 DEEDWARR
09/24/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20190924-0097136

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-081409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Willy J. Gomez and Michael Gomez	Willy J. Gomez and Michael Gomez	
(NAME)	(NAME)	
2644 Paddock Park Dr.	2644 Paddock Park Dr.	071-08-0-079.00
(ADDRESS)	(ADDRESS)	
Thompson Station, TN 37179	Thompson Station, TN 37179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SINCLAIR WRIGHT, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLY J. GOMEZ, A MARRIED MAN AND MICHAEL GOMEZ, A MARRIED MAN, 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:

All that certain Lot or Parcel of land situate in Davidson County, State of Tennessee, known and description as being the easterly 60 ft. of Lot No. 7 on the plat of J.B. Haynie' s Oriental Subdivision, as recorded in the Book 161, page 26 and 27, Register' s Office for said county.

Said part of Lot No. 7 fronts 50 ft. on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 143 1/2 ft. an alley.

Included in the above description, but excluded from this conveyance is the following:
Right of Way: Beginning at a point on the existing northerly right of way margin of Trinity Lane, said point bring the southeasterly corner of the Woodrow W. Crutcher, et ux property and being held in common with James G. Williams, et ux property, proceed along the existing northerly right of way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, and a length of 50.06 feet, a back tangent bearing

of N86 deg 39' 50" W to a point, said point being the southwesterly corner of the Woodrow W. Crutcher, et ux property and being held in common with James G. Williams, et ux property; thence along the westerly Woodrow W. Crutcher property boundary held in common with James G. Williams, et ux property N5 deg 57' 34" E, 5.01 feet, to a point; thence leaving the westerly Woodrow W. Crutcher, et ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S86 deg. 54' 44" E, and a length of 50.06 feet, to a point on the easterly Woodrow W. Crutcher, et ux property boundary held in common with James G. Williams, et ux property; thence along the easterly Woodrow W. Crutcher property boundary held in common with James G. Williams property S 5 deg. 57' 34"W, 5.01 feet, to the point of beginning, containing 250 square feet, more or less. This being subject to out-conveyance by deed to Metropolitan Government of Nashville of Davidson County, Tennessee, at Book 8296, page 424, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Sinclair Wright, unmarried by Warranty deed from Country Villages Development, Inc., a Tennessee corporation of record in Instrument No. 20140922-0086604 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 22, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 333 E Trinity Lane, Nashville, TN 37207

(House No.) (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/our hand(s) this the 17th day of September, 2019

Sinclair Wright

Sinclair Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of September, 2019, before me personally appeared Sinclair Wright, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the17th day of September, 2019.

Notary Public
My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jaymie Hargrave, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

