Karen Johnson Davidson County
Batch# 334218 DEEDWARR
12/26/2019 08:50:36 AM 2 pgs
Fees: $13.00 Taxes: $162.80
20191226-0132797

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Affiant

File Number: 1903148

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this 23rd day of December, 2019.

Notary Public
My Commission Expires: 9/14/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Pablo Martin and Felix Oriano Cornejo	Pablo Martin	060-03-0-144.00
0 Ewing Drive	7009 Old Nashville Hwy	
Nashville, TN 37207	Murfreesboro TN 37129	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lily Frances Hipkins, widowed, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Pablo Martin and wife, Felix Oriano Cornejo, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A tract of land in Davidson County, Tennessee, bounded on the north by Creekwood Estates Section One (Book 6250, Page 473), on the east by the right-of-way for Interstate 65, on the south by the right-of-way for Ewing Drive and on the west by the easterly line of Reserve tracts "A" and "B" of Parkwood Estates (Book 2900, Page 119), more particularly described as follows:

Beginning at an iron pin with cap set (SEC, INC) at the southwest corner of Lot 12, Creekwood Estates; thence with the southerly line of Creekwood Estates Lots 12-16 with the following calls: S 77 degrees 45' 15" E, a distance of 61.18' to an iron pin with cap set (SEC, INC); thence S 84 degrees 34' 25" E, a distance of 363.94' to an iron pin with cap set (SEC, INC) in the westerly line of the right-of-way for Interstate 65; thence with said right-of-way and a 5879.58' radius curve tot he left, a distance of 195.43', a chord bearing and distance of S 32°18'01"W 195.42' to an iron pin with cap set (SEC,INC), at the intersection of the westerly right-of-way for Interstate 65, and the northerly right-of-way for Ewing Drive;
Thence with the northerly right-of-way for Ewing Drive, and a 1389.20' radius curve to the right, a distance of 393.68', a chord bearing and distance of N 84°01'51"W, 392.36' to an iron pin with cap set (SEC, INC); thence with the easterly line of the reserve parcels "A" and "B" Parkwood Estates, and the following calls:
North 14 degrees 08' 41' E, a distance of 121.19' to an iron pin with cap set (SEC, INC); thence North 38 degrees 21' 46" E, a distance of 69.20' to the point of beginning, having an area of 76,270 square feet or 1.751 acres, more or less according to survey by SEC INC.

Being the same property conveyed to Francis E. Hipkins by Quitclaim Deed from Donald Gregory of record in Book 9046, Page 408, Register's Office for Davidson County, Tennessee, dated April 7, 1993 and recorded on August 13, 1993. The said Francis E. Hipkins having since died August 27, 2008. Per Order on Petition to Quiet Title and For Declaratory Judgment that was filed December 19, 2019 title is solely vested in Lily Frances Hipkins.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 0 Ewing Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of December, 2019.

Lily Frances Hipkins

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lily Frances Hipkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 23rd day of December, 2019.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21