Karen Johnson Davidson County
Batch# 346064 DEEDWARR
01/22/2020 08:23:51 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20200122-0007635

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me
This 17th day of January 2020.

Notary Public
My Commission Expires:

COUNTY OF CHEATHAM
LOGAN C. E. BELL
NOTARY PUBLIC
TENNESSEE
My Comm Exp. 06/11/2023

Address New Owners as:	Tax Bill To:	Map / Parcel
Ladislao and Nga Villalpando 4628 Brick Church Pike Goodlettsville, TN 370272	New Owner	24 151

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. **20-01-16063**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Melissa A. Wall**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Ladislao Villalpando and Nga Villalpando, husband and wife,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A for the detailed legal description.

Being the same property conveyed to Melissa A. Wall by Warranty Deed from Ruth E. Harris, of record in Instrument No. 20050314-0028028, Register's Office for Davidson County, Tennessee.

This is improved property known as 4628 Brick Church Pike, Goodlettsville, TN 370272.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 2294, Page 444 and Book 8030, Page 191, said Register's Office.
3. Subject to all matters as disclosed on unrecorded surveys by Donald R. Carver, Surveyors, dated April 1, 1980. And Wamble & Associates, PLLC, sated 11-1-2000.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of January, 2020.

Melissa A. Wall

Melissa A. Wall

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Melissa A. Wall with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 15th day of January 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires [redacted]

Exhibit A

TRACT 1:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 according to an unrecorded survey by Donald R. Carver, Surveyor Lic. No. 271, dated April 1, 1980, as follows:

Beginning at a corner post on the westerly margin of Brick Church Pike; thence leaving said margin North 86 degrees 36' West 1,371.02 feet to a tree; thence South 2 degrees 37' West 151.91 feet to a tree; thence North 49 degrees 12' West 510.74 feet to a post; thence North 77 degrees 08' East 1,437.63 feet to an iron pin on the westerly margin of Brick Church Pike; thence along said westerly margin South 52 degrees 27' East 204.00 feet, South 49 degrees 10' East 101.52 feet, South 35 degrees 28' East 56.34 feet, South 14 degrees 49' East 361.11 feet, the point of beginning, containing 14.90 acres, more or less.

TRACT 2:

Property located in the 10th Civil District, Nashville, Davidson County, Tennessee, being a portion of Tract No. 2 as shown on an unrecorded survey by Donald R. Carver, RLS No. 271 dated 04/01/80, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated 11/01/00 as follows:

Beginning at an iron rod (new) on the westerly right-of-way line of Brick Church Pike, said rod being the northeast corner of property conveyed to April A. Ingram as of record in Deed Book 7273, Page 449 in the Register's Office for Davidson County, Tennessee, thence leaving said right-of-way line and following the northerly line of said Ingram property South 77 degrees 08 minutes 00 seconds West 1437.63 feet to an iron rod (old), said rod being the northwest corner of said Ingram property, said rod also being on the easterly line of property conveyed to Albert E. Douglas, as of record in Deed Book 2146, Page 108, Register's Office for Davideon County, Tennessee, thence, leaving said Ingram property and following the easterly line of said Douglas property, North 23 degrees 22 minutes 34 seconds west 177.06 feet to an iron rod (new); thence North 21 degrees 41 minutes 34 seconds west 216.03 feet to an iron rod (new), said rod being at the southwest corner of Tract 3 on an unrecorded survey by Donald R. Carver, RLS No. 271, dated 04-01-80; thence, leaving said Douglas property and following the common line between said Tract 2 and Tract 3, North 80 degrees 47 minutes 29 seconds east 1100.00 feet to an iron rod (new); thence, with a new line south 86 degrees 17 minutes 13 seconds east 23.53 feet to an iron rod (new); thence, south 67 degrees 15 minutes 46 seconds east 157.24 feet to an iron rod (new) being on the westerly right-of-way line of Brick Church Pike; thence following said westerly right-of-way line south 24 degrees 20 minutes 34 seconds east 75.00 feet to an iron rod (new); thence, south 34 degrees 47 minutes 56 seconds east 90.85 feet to the point of beginning, containing 468,842 square feet or 10.76 acres.