Karen Johnson Davidson County
Batch# 385686 DEEDWARR
04/14/2020 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20200414-0039050

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Affiant Subscribed and sworn to before me, this the 7th day of April, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Lewis Martha Montiel-Lewis	Advancial Federal Credit Union	117-08-213.00
1415 Gale Lane	1845 Woodall Rogers Fwy #1300	
Nashville, TN 37212	Dallas, TX 75201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER C. GOOD AND AMANDA D. GOOD, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY LEWIS AND MARTHA MONTIEL-LEWIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Map of B. J. McCarthy's Subdivision, as of record in Book 421, Page 170, Register's Office for said County.

Said Lot No. 9 fronts 100 feet on the Southerly side of Gale Avenue and runs back on the East line 437.8 feet and on the West line 447 feet to the right-of-way of the Tennessee Central Railroad Company and shows 100.4 feet on said right-of-way.

Less and except that portion of property conveyed to the State of Tennessee by deed recorded in Book 4811, Page 92, in the Register's Office, Davidson County, Tennessee described as follows:

Beginning at the point of intersection of the North right of way of the Tennessee Central Railroad and the West boundary of this property, said point being along the said right of way Eastwardly 938 feet from the East margin of Belmont Boulevard; thence along the said West boundary North 4 degrees 47 minutes East 200.0 feet to a point; thence North 71 degrees 10 minutes East 109.1 feet to a point; thence South 4 degrees 47 minutes West 235.0 feet to a point in the said right of way; thence along the said right of way; thence along the said right of way south 89 degrees 46 minutes west 77.1 feet to a point; thence along a curve right having a radius of 2,241.8 feet for 23.3 feet to the point of beginning and containing 21,768 square feet and being part of the same property conveyed by Laura H. Jenkins to Conrad Huetter and wife Maria Zlunka Huetter of record in Book 3767, page 553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter C. Good and Amanda D. Good, husband and wife by Warranty deed from Allison Bollinger and William Bollinger, wife and husband of record in Instrument No. 20170918-0095530 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 18, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1415 Gale Lane, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of April, 2020.

Peter C. Good

Amanda D. Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peter C. Good and Amanda D. Good, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of April, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, 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 document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022