Karen Johnson Davidson County
Batch# 422967 DEEDWARR
06/22/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $351.13
20200622-0066648

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $94,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1595LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Fernando Valencia Espinoza and Juana Donu-Caldo	New Owner	
5067 A Rawlings Rd		02100040900
Joelton, TN 37080		

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, WE,

ROBERT L. BRINKLEY AND PATRICIA A. BRINKLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FERNANDO VALENCIA ESPINOZA AND JUANA DONU-CALDO

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:

Being a portion of a parcel of land lying ion the First Councilmanic District of Davidson County, Tennessee, parcel noted as being on Tax Map 21, Labeled as Parcel 343, owner of record being GBBB General Partnership as of record in Instrument Number 20050712-0080767, Registers Office, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin old, the said pin being the southeast corner of the GBBB General Partnership property, noted as being on Tax Map 21, labeled as Parcel 307, as of record in Instrument Number 20050712-0080767, R.O.D.C., TN., the said pin also being noted as being located in the westerly line of Tract 1 and the northeast corner of Tract 2;

Thence, with the said Tract 1 and 2 and with a severance line, SOUTH 01 DEG 41 MIN 48 SEC EAST, 449.23 feet to an iron pin new, the said pin also being a common corner with Tract 3 and 4 and being the TRUE POINT OF BEGINNING;

Thence, leaving Tract 1 and with a severance line common with Tract 4, the following bearings and distances:
Thence, SOUTH 00 DEG 23 MIN 59 SEC WEST, 392.39 feet to an iron pin new; Thence, NORTH 90 DEG 00 MIN 00 SEC EAST, 360.00 feet to an iron pin new; Thence, SOUTH 78 DEG 24 MIN 25 SEC EAST, 338.50 feet to a point, said point being in the northerly line of the W. R. Binkley property, as of record in Book 2692, Page 141, R.O.D.C., TN.;

Thence, with the said Binkley property, the following bearings and distances:
Thence, SOUTH 37 DEG 47 MIN 22 SEC, WEST, 47.70 feet to a point; Thence, SOUTH 36 DEG 26 MIN 22 SEC WEST, 132.00 feet to a point; Thence, NORTH 76 DEG 54 MIN 38 SEC WEST, 185.00 feet to a point; Thence, SOUTH 02 DEG 11 MIN 22 SEC WEST, 18.00 feet to an iron pin new, the said pin being the northeasterly corner of the Joseph Rawlings property, as of record in Book 5021, Page 518, R.O.D.C., TN.;

Thence, with the said Rawlings property, the following bearings and distances:
Thence, NORTH 65 DEG 53 MIN 23 SEC WEST, 44.15 feet to an iron pin old; Thence, NORTH 04 DEG 28 MIN 37 SEC EAST, 85.09 feet to an iron pin old; Thence, NORTH 88 DEG 29 MIN 27 SEC WEST, 784.03 feet to an iron pin old, the said pin being the southeasterly corner of the Michael Castellarin property, as of record in Book 8318, Page 749, R.O.D.C., TN.;

Thence, with the said Castellarion property, NORTH 02 DEG 02 MIN 39 SEC EAST, 328.06 feet to an iron pin new, the said pin being the southwesterly corner of the said Tract 2;

Thence, with the said Tract 2 and with a severance line, the following bearings and distances:
Thence, SOUTH 89 DEG 02 MIN 11 SEC EAST, 329.22 feet to an iron pin new; Thence, NORTH 05 DEG 39 MIN 16 SEC EAST, 139.35 feet to an iron pin new; Thence, SOUTH 86 DEG 13 MIN 40 SEC EAST, 62.61 feet to the TRUE POINT OF BEGINNING, containing 218,785 square feet or 5.023 acres, more or less.

Being the same property conveyed to Robert L. Brinkley and wife, Patricia A. Brinkley, by QuitClaim Deed of record from GBBB General Partnership, a Tennessee General Partnership consisting of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley, in Instrument No. 20080512-0049013, in the Registers Office for Davidson County, Tennessee, dated April 26, 2008 and recorded on May 12, 2008.

And being a portion of the same property conveyed to GBBB General Partnership, a Tennessee General Partnership consisting of James M. Brinkley, Brenda S. Brinkley, William L. Gifford, Christy B. Gifford, Robert L. Brinkley and Patricia A. Brinkley, by Warranty Deed of record from Joseph K. Hach, a married man, and Phila R. Hach, and unmarried woman, as joint tenants with right of survivorship, in Instrument No. 20050712-0080767, in the Registers Office for Davidson County, Tennessee, dated July 7, 2005 and recorded on July 12, 2005.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is unimproved property known as 5067 A Rawlings Rd, Joelton, TN 37080

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 18th day of June, 2020.

Robert L. Brinkley

Patricia A. Brinkley

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Personally appeared before me, a Notary Public of said County and State, ROBERT L. BRINKLEY AND PATRICIA A. BRINKLEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 DeSoto Mississippi, this 18th day of June, 2020.

Carolyn J. Robertson
Notary Public

My Commission Expires: January 19, 2021

STATE OF MISSISSIPPI
CAROLYN J. ROBERTSON
NOTARY PUBLIC
ID No. 91982
MY COMMISSION EXPIRES
JAN 19, 2021
DESOTO COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY