STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24th~~ 23rd day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: OCT 2 0 2020
File No. G20-10190

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Karen Johnson Davidson County
Batch# 484707 DEEDWARR
09/28/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200928-0111473

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan F. Gatica (NAME)	SWBC Mortgage (NAME)	030-00-0-233.00
4830 Whites Creek Pike (STREET ADDRESS)	9311 San Pedro Ave., Suite 100 (STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David Lee Royalty and wife, Linda Carol Royalty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan F. Gatica, an unmarried 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:

Land in Davidson County, Tennessee, being Lot #1 on the Final Plat of Royalty Subdivision as shown of record in Book 6050, page 541, Registers Office for Davidson County, Tennessee, and being more particularly described as follows, to wit;

Beginning at an iron rod (old) in the Southwesterty margin of Whites Creek Pike, common comer of the Sanford Newlin. Sr, tract as shown of record in Book 4536, Page 141 , said Registers Office; thence South 41 degrees 47 minutes 18 seconds West 753.08 feetto a point; thence Norlh 40 degrees 53 minutes 14 seconds West 176.13 feetto a point; thence North 39 degrees 40 minutes 41 seconds East, 723.97 feetto an iron rod (new) in the Southwesterty margin of Whites Creek Pike; thence, along the Southwesterly margin of Whites Creek Pike, South 50 degrees 15 minutes 07 seconds East 200 feet to the point of beginning, and containing 130,680 square feet or 3.0 acres, more or less.

Being the same property conveyed to David Lee Royalty and wife, Linda Carol Royalty by Deed dated December 5, 2001 from Thelma Gilliam, recorded January 22, 2002, in Instrument Number 20020122-0008264, Registers's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6050, page 541, Register's Office for Davidson County, Tennessee.
2. Easement for sanitary sewers/storm drainage in Book 7586, page 411, Register's Office for Davidson County, Tennessee.
3. Restrictions as recorded in Book 9100, page 545, Register's Office Davidson County, Tennessee.

4. Easement for water remains and appurtenances as recorded in Book 8259, page 198, Register's Office for Davidson County, Tennessee.
5. Restrictions as recorded in Book 9100, page 545, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6050, page 541, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers/storm drainage in Book 7586, page 411, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances as recorded in Book 8259, page 198, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4830 Whites Creek Pike, Nashville, TN 37189.

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. Whenever 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 24th day of September, 2020.

David Lee Royalty

Linda Carol Royalty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2020, before me personally appeared David Lee Royalty and Linda Carol Royalty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office this 24th day of September, 2020.

D. TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

