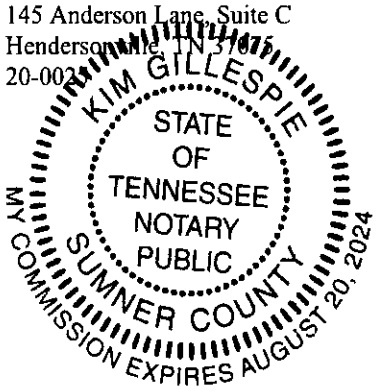
Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0023



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2020

Notary Public

Commission Expires: 8-20-24

Address of New Owner	Send Tax Bills To:	Map & Parc
Angela Bush Trujillo 1266 Campbell Road Goodlettsville, TN 37072	NEW OWNER	033-00-0-17(

Karen Johnson Davidson County
Batch# 522363 DEEDWARR
12/01/2020 09:58:46 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20201201-0139327

WARRANTY DEED

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, I/WE,

James R. Gardner, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Bush Trujillo, a married woman

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 the 10th Civil District of Davidson County, Tennessee, being part of Lots 2 and 3 on the Plan of The James W. Cole Lands, of record in Book 1, Page 100 and Book 58, Page 547, said Register's Office, described according to a survey by Charles R. Simmons, dated April 21, 1975, as follows:

BEGINNING at a corner post and iron pin in the north margin of Campbell Road; thence leaving said road and with a fence N. 3 deg. 35 min. E. 703.5 feet to an iron pin; thence with a fence S. 89 deg. 50 min. E. 178 feet to an iron pin; thence S. 2 deg. 55 min. W. 750.2 feet to an iron pin in the north margin of Campbell Road; thence with the margin of the same, N. 76 deg. 35 min. W. 188.5 feet to the point of beginning, containing 3.05 acres more or less.

BEING the same property conveyed to James R. Gardner by Warranty Deed from Richard O. Bishop and wife, Rita D. Bishop, dated 1/27/1977 and recorded 1/31/1977 in Book 5110, Page 513, Register's Office for Davidson County, Tennessee.

Janice Ashburn Gardner, former spouse of James R. Gardner, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1266 Campbell Road Goodlettsville, TN 37072.

Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

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

Dated this the 13th day of November, 2020.

James R. Gardner

Janice Ashburn Gardner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Gardner and Janice Ashburn Gardner**, with whom I am personally acquainted (or proved to me 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 Hendersonville, Tennessee this 13th day of November, 2020.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

