Return To:

THIS INSTRUMENT WAS PREPARED BY

Banker Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-11497-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 551991 DEEDWARR
01/11/2021 03:08:11 PM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20210111-0004797

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Galileo Juan Carlos Moreno Medina		
2975 Elm Hill Pike	New Owner	108-00-0-031.01
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Susan J. McMahan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Galileo Juan Carlos Moreno Medina, unmarried**

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 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the map showing the partition of Shane Lands, not of record, described partly according to a survey made by Z. J. Wilkinson, Surveyor, October 3, 1944, as follows:

BEGINNING at a point in the center of Elm Hill Road at the common corner of Lots No. 1 and 2 on said survey, said point also being the northeast corner of the property conveyed to Lydia S. O'Neal by deed from Alvin Shane, et al, as of record in Book 1430, page 443, Register's Office for said county; thence with the line between said two lots along said O'Neal's easterly line South 0 deg. 15' West, 494 feet, more or less, to the northwesterly margin of the proposed controlled access highway conveyed to the State of Tennessee by deed from James Lassiter, et ux; thence with said northwesterly margin around a curve to the left having a radius of 5,579.65 feet, northeasterly 102 feet, more or less, to the line between Lots 2 and 3 on said survey, being the westerly line of the property conveyed to Lucian Douglas Adams, et ux, by deed from James Howard Robinson, et ux, as of record in Book 2636, page 57, said Register's Office; thence with the line between said Lot Nos. 2 and 3 along said Adam's westerly line North 2 deg. East, 75 feet, more or less, to the southwest corner of the tract designated "Lassiter" of said survey, being the southwest corner of the property conveyed to James Lassiter, et ux, by deed from Arch Harper as of record in Book 566, page 342, said Register's Office; thence with the line between said Lots Nos. 2 and said Lassiter tract along said Lassiter's westerly line North 6 deg. West 322 feet to the center of Elm Hill Road; thence with the center of said road North 88 deg. West, 148 feet to the BEGINNING.

Being the same property conveyed to Susan J. McMahan by Executrix deed from Susan J. McMahan, Executrix of the Estate of Kenneth Arthur Fortin of record in Instrument No. 20150115-0004189 Register's Office for Davidson County, Tennessee, dated January 8, 2015 and recorded on January 15, 2015.

The said Kenneth Arthur Fortin died testate on June 16, 2006 and by virtue of his Last Will and Testament filed in the Probate's Office for Davidson County, Tennessee, Docket No. 06P-1301, devised said property to Susan J. McMahan.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2975 Elm Hill Pike, Nashville, TN 37214.**

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. 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 my hand this the 8th day of January, 2021.

Susan J. McMahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan J. McMahan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of January, 2021.

My Commission expires: 9/2/24

Notary Public