Box 14
34298-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 613853 DEEDWARR
04/13/2021 10:30:41 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20210413-0048968

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,500.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2021.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danielle Fulgenzi **Colin Fulgenzi**	**OWNER**	**Map 127-00-0 Parcel 248.00**
320 A Lutie St.		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Audrey Elizabeth Garland Valdovinos, married, and Michael Bradley Garland, married

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

Colin Fulgenzi and Danielle Fulgenzi, husband and wife

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 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P.A. Chapdelaine, Tennessee, Surveyor No. 882, dated May 2, 1983, and being a 17.69 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows:

Beginning at an iron pin in the center of an unnamed easement road after being measured along the centerline of Leon Easement Road 582.72 feet in a northwesterly direction from a point being measured along the centerline of said unnamed easement road 1579.67 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, Page 898, said Register's Office, also being R. C. Bibbs' Northwest corner as shown in Book 5976, Page 555, said Register's Office.; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors and assigns but with the duties described in Book 5393, Page 898, and now the within conveyed land being described as follows: South 32 degrees 08 minutes 10 seconds East 150 feet to a point with the centerline of Leon Easement Road and thence with a curve running along the centerline of Leon Easement Road 145.31 feet and 86.07 feet in a southerly direction; thence South 21 degrees 03 minutes 47 seconds East 799.94 feet to an iron pin; thence South 83 degrees 38 minutes 11 seconds East 1175.76 feet to an iron point; thence North 22 degrees 40 minutes 54 seconds West 683.00 feet with Travis' fence line to an iron pin; thence North 88 degrees 09 minutes 35 seconds West 1023.89 feet with a fence to a post; thence North 10 degrees 43 minutes 07 seconds East 680.90 feet with a fence to a point; thence South 57 degrees 51 minutes 50 seconds West 394.96 feet to the point of beginning.

Together with rights of access for ingress and egress and utilities as described in the Affidavit In Furtherance of Title as recorded as Instrument No. 20210412-0047870, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Rebecca L. Garland, a single person, by Deed dated October 23, 1984, from Jerry D. Heath and wife, Dorothy L. Heath of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. The said Rebecca L. Garland having since died intestate on January 24, 1998, and the property passed to her parents, Clessie Leo Garland and Oma May Garland, by intestate succession. The said Clessie Leo Garland having since died on January 27, 1999, with the property passing to his wife and son, Oma May Garland and George Michael Garland. The said Oma May Garland having since died testate on July 17, 2018, leaving a last will and testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 18P-1418. Pursuant to said Will, the said property was devised to Audrey Elizabeth Garland Valdovinos and Michael Bradley Garland, as tenants in common. The said property was further conveyed to Audrey Elizabeth Garland Valdovinos and Michael Bradley Garland by Personal Representative's Deed dated September 6, 2018, from George Michael Garland, Personal Representative for the Estate of Oma May Garland, joined by George Michael Garland, individually, of record in Instrument No. 20180910-0089302, Register's Office for Davidson County, Tennessee. Also see Affidavits of Heirship of record in Instrument No. 20210412-0047865 and Instrument No. 20210412-0047866, Register's Office for Davidson County, Tennessee.

This tract of land is encumbered by a 25 foot wide easement along its westerly line existing for the purpose of providing egress and ingress to the owners of a 12.94 acre tract, their heirs, successors, and assigns, which lies just South of the within described property.

The property is unimproved and therefore not the residence of Grantors or their spouses.

Conveyance of the above described property is subject to the following: 1) Easement for water rights as granted in the deed of record in Book 2297 Page 637, Register's Office for Davidson County, Tennessee. 2) Subject to roadway and utility easements as stated in the deed of record in Book 5219 Page 386, Register's Office for Davidson County, Tennessee. 3) Subject to covenants and rights of ingress and egress by a road established in the Quitclaim Deed with Covenants Running with the Land of record in Book 5393 Page 898, Register's Office for Davidson County, Tennessee. 4) Utility easements and joint ownership of road as stated in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. 5) Restrictions as set out in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired. 6) Subject to a 25 foot easement along the westerly line of said property for the purpose of providing ingress and egress to the owners of a 12.94 acre tract that lies south of the tract described herein as stated in the deed of record in Book 6417 Page 497, Register's Office for Davidson County, Tennessee. 7) Subject to the flow of any creeks or streams across said property. 8) Subject to the right of way of Leon Road, and the rights of others in and to the same. 9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__X__) property, known as **365 Leon Drive, Nashville, TN 37221**

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 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/our hand(s) this **9th** day of **April, 2021.**

Audrey Elizabeth Garland Valdovinos

Michael Bradley Garland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Audrey Elizabeth Garland Valdovinos and Michael Bradley Garland,** the within named sellers, 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 Nashville, Tennessee, this **9th** day of **April, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24