WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

A. Keith Merry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/6/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY & return to:
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3340

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Keith Merry	Columbia National Incorporated	160-12-0 148.00
(NAME)	(NAME)	
5524 Trousdale Drive	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Columbia, MD 21045-6050	
(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, Brian W. Goins and wife, Ashley F. Goins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. Keith Merry and Sandra L. Merry, 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 Davidson County, Tennessee, being Lot No. 157 on the Plan of Hearthstone, Phase 2, of record in Book 5200, page 323, as amended in Book 6252, page 422, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Brian W. Goins and wife, Ashley F. Goins by deed dated January 30, 2002, from Joe F. Jacobs and wife, Lori Anne Jacobs of record in Instrument No. 20020208-0017537, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the Plan of Phase 2, Hearthstone of record in Book 5200, Page 323, amended in Book 6252, page 422, said Register's Office.

Charter of Hearthstone Common Facilities Association of record in Book 6995, Page 646, said Register's Office.

Restrictive Covenants of record in Book 5409, page 485, Book 5802, page 577, said Register's Office.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7053, page 982, as amended in Book 9945, page 958, Book 11331, page 828, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5524 Trousdale Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 03/10/03 15:19 2pgs
Fees:13.00 Taxes:984.20
20030310-0031329

Witness our hands this 24th day of February, 2003.

Brian W. Goins

Ashley F. Goins

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 Brian W. Goins and wife, Ashley F. Goins the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of February, 2003.

Commission expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027