Box 13 # 8101

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman E. Gossien	Herman E. Gossien	108-11-7
(NAME)	(NAME)	
1204 Timber Valley Drive	1204 Timber Valley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Randy Shemin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman E. Gossien, 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 Davidson County, Tennessee, being Lot No. 114-B on the Plan of Zone Lot Division Lot 114, First Revision Re-Subdivision of Zone Lot Division Lots 114 A&B, 115 A&B, 116 A&B, Section Four East Lake Subdivision, of record in Plat Book 8250, Page 889, amending Plat Book 5800, Page 245 and Book 6250, Page 367, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Land in the 2nd Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the southeast corner of Lot 114-B, Zone Lot Division Lot 114 East Lake Subdivision, Section 4, as of record in Book 6250, Page 367, R.O.D.C., TN;

Thence S 35 deg.-55'-02" W, 109.74 feet;
Thence N 49 deg.-33'-16" W, 30.77 feet;
Thence N 35 deg.-44'-52" E 107.21 feet;

Thence along the southerly line of the aforementioned Lot 114-B S 54 deg. –16'-27" E 30.99 feet to the Point of Beginning and Containing 3,344 square feet.

Being the same property conveyed to Randy Shemin, by Quitclaim Deed of record in Instrument No. 20040123-0009012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1204 Timber Valley Drive, Nashville, TN 37214
(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: 06/02/04 14:59 2pgs
Fees:13.00 Taxes:388.50
20040602-0064721

Witness my hand this 1st day of June, 2004.

Randy Shemin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Shemin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006