WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/05 14:36 2 pgs
Fees:13.00 Taxes:6504.60

20050701-0076243

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,758,000.00**

James C. Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Gooch, Trustee	James C. Gooch, Trustee	130-3-119
(NAME) 315 Deaderick St. Ste 2700	(NAME) 315 Deaderick St. Ste 2700	
(ADDRESS) Nashville, TN 37238	(ADDRESS) Nashville, TN 37238	
(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, **Arthur C. Best Jr. and wife, Deborah C. Best**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. GOOCH, TRUSTEE, HIS SUCCESSORS AND ASSIGNS, WITH FULL RIGHT AND POWER TO CONVEY, SELL, MORTGAGE, LEASE OR OTHERWISE TRANSFER AND ENCUMBER THE PROPERTY HEREINAFTER DESCRIBED WITHOUT THE JOINDER OR CONSENT OF ANY BENEFICIARY OR OTHER PARTY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 169 and the southerly 162.5 feet of Lot No. 167 on the plan of the Royal Oaks Land Company Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on an iron pin it being the southwest corner of Lot No. 169, also being the joining of the north margin of Iroquois Place with the east margin of Westview Avenue; thence northerly with the east margin of Westview Avenue 417.5 feet to an iron pin; thence easterly in a line perpendicular to Westview Avenue 210 feet to an iron pin on the easterly boundary of Lot No. 167; thence southerly with said boundary 423.9 feet to an iron pin on the northerly margin of Iroquois Place; thence westerly with said margin 208.8 feet to the point of beginning.

BEING the same property conveyed to Arthur C. Best, Jr. and wife, Deborah C. Best by deed from George Allen and wife, Shannon Allen of record in Book 9356, page 240, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **628 Westview Avenue, Nashville, TN 37205**

(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 GRANTEE, hisr heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, hisr 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 our hands this 29th day of June, 2005.

Arthur C. Best Jr.

Deborah C. Best by: Arthur C. Best Jr. attorney-in-fact
Deborah C. Best
By: Arthur C. Best, Jr., Attorney in Fact

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 Arthur C. Best Jr. the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2005

Commission expires: July 21, 2007

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Arthur C. Best, Jr., with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Deborah C. Best and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2005

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007