File No. 526010006

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 14:16 2 pgs
Fees:13.00 Taxes:554.63

20060106-0002433

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Goeser	Ben Goeser	182 - 00 - 0
(NAME) 13575 Old Hickory Blvd.	(NAME)	151.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Shawn Touloeisani and Leigh Ann Touloeisani husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Goeser, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 2nd Civil District of Davidson County, Tennessee, lying across and on the South side of Old Hickory Boulevard, said tract also being located generally West 1795 feet from the intersection of said Old Hickory Boulevard with Cane Ridge Road and more particularly described as follows:
BEGINNING at a point in the North margin of Old Hickory Boulevard in an old stone wall since removed, said point being the Northeast corner of the property conveyed to D.S. Smith by deed from J.B. Wright, of record in Book 504, Page 341, Register's Office for Davidson County, Tennessee, and being the Northeast corner of the tract herein described; thence with the Easterly boundary of said tract, crossing Old Hickory Boulevard, 53° 20' West, 1048 feet to a point; thence North 89° 45' West 210.22 feet to a point in the North margin of Old Hickory Boulevard; thence with the North margin of Old Hickory Boulevard South 85° East, 210 feet back to the point of beginning, containing (221,720 square feet) 5.01 acres, more or less

Being the same property conveyed to Shawn Touloeisani and Leigh Ann Touloeisani husband and wife by deed from Dorothy A. Smith, an unmarried woman dated 2/8/96 and recorded 2/14/96 in Deed Book 9946, page 994, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 13575 Old Hickory Blvd., Antioch, TN 37013
(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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/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 3rd day of January, 2006.

Shawn Touloeisani

Leigh Ann Touloeisani

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 Shawn Touloeisani and Leigh Ann Touloeisani husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

File Number: 526010006

RETURN TO:

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Brentwood, Tennessee 37027