Davidson County DEEDWARR
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Fees:18.00 Taxes:532.80

20061019-0130095

File No. 260701160

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF ___, 2006

Notary Public

MY COMMISSION EXPIRES: 07/21/07

WILLIAM D. CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jones III	Countrywide Bank, N.A.	05313002300
(NAME)	(NAME)	
6151 Brentwood Chase Dr.	P. O. Box 660694	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Dallas, TX 75266-0694	
(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, I, **Gloria D. Goins, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Jones III**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 540 Nawakwa Trail, Madison, TN 37115
(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 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 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 hands this 18 day of Oct, 2006.

Gloria D. Goins

Gloria D. Goins

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 GLORIA D. GOINS, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 18 day of Oct., 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260701160

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 9, 10, 18 and 19 on the Plan of Nawaka Hills Annex, Section 2, subdivision of the L. J. Gee Estates, not of record, described according to a survey and plat made by Harvey Gee, Surveyor, April 3, 1948, and filed with the Davidson County Planning Commission January 15, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.

Said Lots Nos. 9 and 10 are described as follows:
Beginning at a point in the northerly margin of Nawakwa Trail, said point being located 150 feet eastwardly from the southeast corner of the land conveyed to Jackie R. Sadler, of record in Book 5110, page 456, Register's Office for Davidson County, Tennessee; thence along the northerly margin of said trail, eastwardly 173.01 feet to a point which is the beginning of a curve to the left; thence around said curve in a northeastwardly direction 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail 250 feet to the beginning of a curve to the left; thence in a northwestwardly direction around said curve 39.84 feet to a point in the southerly margin of Tacoma Trail; thence westwardly along the southerly margin of said Trail, 173.01 feet to a point which is the common corner of Lots Nos. 10 and 11; thence southwardly along the westerly lines of Lots Nos. 9 and 10, the same being the easterly lines of Lots Nos. 8 and 11, a distance of 300 feet to the point of beginning.

Said Lots Nos. 18 and 19 are described as follows:
Beginning at a point in the northerly margin of Tacoma Trail, said point being the southeasterly corner of Lot 17 conveyed to Jackie R. Sadler by deed of record in Book 5110, page 458, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly margin of Tacoma Trail, a distance of 174.33 feet to a point which is the beginning of a curve to the left; thence northeastwardly around said curve a distance of 39.84 feet to a point in the westerly margin of Cheechee Trail; thence along the westerly margin of said Trail, 250 feet to the beginning of a curve to the left; thence in a northwestwardly direction, a distance of 39.84 feet to a point in the southerly margin of Choctaw Trail; thence along the southerly margin of said Trail, westwardly a distance of 173.65 feet to a point being the common corner of Lots 19 and 20; thence southwardly along the westerly line of Lots Nos. 18 and 19, same being the easterly lines of Lots Nos. 17 and 20, a distance of 300 feet to the point of beginning.

Being the same property conveyed to Leroy Gill Goins, Jr., and wife, Gloria D. Goins, by deed dated 03/31/1993 from Michael T. Price and wife, Shannon S. Price, of record in Book 8916, Page 33, Register's Office for Davidson County, Tennessee and being further conveyed to Gloria D. Goins by Quitclaim Deed dated June 5, 2000 from Leroy Gill Goins, Jr., of record in Instrument No. 200007170070039, Register's Office for Davidson County, Tennessee.