Davidson County DEEDWARR
Recvd: 02/09/07 10:46 2 pgs
Fees:13.00 Taxes:518.00

20070209-0017057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009.

(AFFIX SEAL) 3-10-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josef Goller	NEW OWNER	83-1-420.00
(NAME) 913 & 917 Gallatin Avenue	(NAME)	83-1-419.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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,

JOHNNY N. WOODARD AND WIFE, JANICE B. WOODARD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEF GOLLER AND WIFE, BARBARA BROWN,

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:

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 7 on the revised plan of a part of Cobb's Subdivision of the R. K. Brown property, as of record in Book 332, page 144, Register's Office for said County.
Said Lot No. 7 fronts 50 feet on the easterly side of the Gallatin Pike and runs back 163.20 feet on the southerly line and 162 feet 7 inches on the northerly line to an alley, measuring 50 feet more or less thereon.

Being the same property conveyed to Johnny N. Woodard and wife, Janice B. Woodard by deed from Alvie Wayne Willis and wife, Margie F. Willis of record in Book 10236, page 234, Register's Office for Davidson County, Tennessee.

COMMONLY KNOWN AS: 913 GALLATIN AVENUE, NASHVILLE, TN 37206

TRACT II

Land in Davidson County, Tennessee, being Lot No. 8 on the Revised Plan of a part of Cobb's Subdivision of the R. K. Brown Property as of record in Book 332, Page 144, Register's Office for Davidson County, Tennessee.
Said Lot No. 8 fronts 50 feet on the easterly side of Gallatin Road and runs back 162 feet on the northerly line and 162 feet 7 inches on the southerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to John N. Woodard and wife, Janice B. Woodard by deed from Edwin R. Sutton and wife, Patricia A. Sutton of record in Book 10247, page 569, Register's Office for Davidson County, Tennessee.

COMMONLY KNOWN AS: 917 GALLATIN AVENUE, NASHVILLE, TN 37206
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 913 & 917 Gallatin Avenue, Nashville, TN 37206
(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.

Witness my/our hand(s) this 1st day of February, 2007.

Johnny N. Woodard

Janice B. Woodard

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 Johnny N. Woodard and wife, Janice B. Woodard, 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 1st day of February, 2007.

Commission expires: November 30, 2009

Notary Public

JEREN LEMAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.