File #20060448

Davidson County DEEDWARR
Recvd: 02/14/07 10:15 2 pg
Fees:13.00 Taxes:591.63

20070214-0018682

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: May 24, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Nicholas	Gateway Mortgage Group, LLC	Map 42-8
(NAME) 344 Nesbitt Lane	(NAME) 6910 1E. 14th Street	Parcel 183
(ADDRESS) Madison, TN 37115	(ADDRESS) Tulsa, OK 74112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Bobby J. Goad, Jr. and wife, Sherry Goad,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jean Nicholas, an unmarried person ,** 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. 4 on the Final Plat of Fillmore Place, of record in Instrument 200506140067969, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Bobby J. Goad, Jr. by deed from Matt Manson, of record in Instrument 200509280116437, said Register's Office, dated 9/26/05.

Sherry Goad, spouse of Bobby J. Goad, Jr., hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to all Easements, Restrictive Covenants, Conditions and any other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property, known as **344 Nesbitt Lane, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 12th day of February, 2007.

Bobby J. Goad, Jr.

Sherry Goad

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Before me, the undersigned Notary Public, personally appeared Bobby J. Goad, Jr. and Sherry Goad, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 12th day of February, 2007.

Notary Public

My Commission expires; 7/25/09

(SEAL)

JAMES B. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027