Davidson County DEEDWARR
Recvd: 09/05/07 13:00 2 pgs
Fees:13.00 Taxes:314.50

20070905-0106600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires FEB. 22, 2011

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 F. Goller	O W N E R	72-13-92.00
(NAME)	(NAME)	
1302 Edgewood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	,	
(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,

HUBERT S. FYKE, TRUSTEE AND DOROTHY M. FYKE, TRUSTEE, TRUSTEES, U/A/D/ NOVEMBER 25, 1997,

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

JOSEF F. GOLLER AND WIFE, BARBARA A. 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:

Being the northerly 49 feet 8 inches, more or less, of Lot No. 3, in The Trevecca Subdivision of Renraw, a plan of which is of record in Book 421, pages 72 and 73, of the Register's Office of Davidson County, Tennessee.
Said northerly part of Lot No. 3 fronts 49 feet 8 inches, more or less, on the westerly side of Gallatin Road, and runs back 170 feet to a fifteen foot alley, between parallel lines, the northerly line being the northerly line of Lot No. 3 and the southerly line being the northerly boundary of a strip of land 4 inches, more or less, conveyed to Annie Ilaurine Welch, by J. H. Eagan and G. E. Eagan, by deed recorded in Book No. 702, page 215, Register's Office of said County. Said northerly part of lot No. 3 runs 49 feet 8 inches, more or less, on the alley in the rear.

Being the same property conveyed to Hubert S. Fyke and Dorothy M. Fyke, Trustees, U/A/D Nov. 25, 1997 by deed from Hubert S. Fyke and Dorothy M. Fyke of record in Book 10769 and Page 141 on 11/25/1997 and filed for record on 01/26/1998, Register's Office for said County.

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 2517 Gallatin Ave., 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 31st day of August, 2007.

Dorothy M. Fyke, Indivdually and as Trustee

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 Dorothy M. Fyke, Trustee, , U/A/D/ November 25, 1997, 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.

*and individually

Witness my hand and official seal at Brentwood , Tennessee this 31st day of August, 2007

Commission expires:

11/30/09

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON