This Instrument Prepared By:
**Rebecca T. Garland, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Jebadiah Clariday**
**1902 Dahlia Circle**
**Nashville, Tennessee 37210**

**SEND TAX BILL TO:**
**Owner**

Davidson County DEEDWARR
Recvd: 07/01/08 11:25 2 pg:
Fees:13.00 Taxes:388.50

20080701-0067702

**MORTGAGEE:**
Bank of America
P.O. Box 1675
Coraopolis, PA, 15108-6903

**MAP** 95-5
**GROUP**
**PARCEL** 1

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stephen Goeller, a single man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jebadiah Clariday, Charles D. Clariday and wife, Stephanie J. Clariday**,as joint tenants with right of survivorship 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. 57 on the Plan of Dahlia Gardens, of record in Plat Book 2663, page 93, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gabriel Serrano, a married man by deed dated December 7, 2000 from Joseph P. Haley and Jennifer A. Johnson Haley, husband and wife, of record as Instrument No. 20001211-0121974, said Register's Office. By Appointment of Substitute Trustee recorded as Instrument #20070403-0039597, said Register's Office.

Being the same property conveyed to Stephen Goeller, a single man by deed from Secretary of Housing and Urban Development of Washington D.C. of record in Instrument no. 20080206-0012473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **1902 Dahlia Circle, Nashville, Tennessee 37210.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **25th** day of **June, 2008.**

**Stephen Goeller**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stephen Goeller, a single man**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of June, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is ~~$110,000.00~~ $105,000.00

AFFIANT

Subscribed and sworn to before me on this 25th day of June, 2008.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

**Stephen Goeller and Stephen H. Goeller being one and the same person.**