WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30th** DAY OF **June, 2008** Notary Public MY COMMISSION EXPIRES: 8/23/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/08 09:42 2 pg
Fees:13.00 Taxes:418.10
20080702-0068226

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-060054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Ball	NEW OWNER	**09614000800**
(NAME) **2926 Lakeland Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(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, **Timothy A. Goins, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie Ball, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 387 ON THE PLAN OF CLOVERHILL, SECTION 7 AS OF RECORD IN BOOK 2133, PAGE 92, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT 387, FRONTS 70 FEET ON THE NORTHERLY SIDE OF BEALWOOD DRIVE AND RUNS BACK 180 FEET BETWEEN PARALLEL SIDE LINES TO A LINE AT THE REAR MEASURING 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY A. GOINS AND WIFE, DEBORAH D. GOINS BY WARRANTY DEED FROM ARCHIE LEE WILLIAMS AND WIFE, JUANITA P. WILLIAMS, RECORDED ON THE 12TH DAY OF JANUARY, 1981 IN BOOK 5699, PAGE 201, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. DEBORAH D. GOINS HAVING SINCE DIED APRIL 5, 2007, VESTING PROPERTY TO TIMOTHY A. GOINS.

Donna Renee Goins, spouse of Timothy A. Goins, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2926 Lakeland Drive, Nashville, TN 37214**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **June, 2008**.

Timothy A. Goins

Donna Renee Goins

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Timothy A. Goins and wife, Donna Renee Goins**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 6/30/2008.

NOTARY

MY COMMISSION EXPIRES: 7.19.08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008