WARRANTY DEED 14413

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF FEBRUARY, 2009**.

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**

(AFFIX SEAL)

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 02/03/09 16:18 3 pgs
Fees:18.00 Taxes:240.50
20090203-0009383

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Williamson	OWNER	**161-04-0-129.00**
(NAME)	(NAME)	
406 Anthony Branch Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **Sandra Goodman and Michael Haley and Andy Lane and Eddie Lane**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Williamson, unmarried**, 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. 15 on the Plan of Tusculum Fields, of record in Plat Book 2330, Page 16, Register's Office for said County, described as follows:

Said Lot No. 15 fronts 70 feet on the northerly side of Tusculum Road and runs back between parallel line, 190 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Sandra Goodman and Michael Haley and Andy Lane and Eddie Lane by deed of record in Instrument 20070914-0110485, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of Eddie Lane by Andy Lane as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090203-0009382 **, in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as **378 Tusculum Road, Nashville, TN 37211**

(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 **2nd day of February, 2009**.

Andy Lane

Andy Lane

Eddie Lane / Andy Lane Attorney-in-Fact

Eddie Lane
By: Andy Lane, Attorney-in-Fact

Sandra Goodman

Sandra Goodman

Michael Haley

Michael Haley

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 Sandra Goodman and Andy Lane and Michael Haley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2009.

Commission expires: ~~6/18/2012~~ 9-17-2011

Andy Ellis
Notary Public

NOTARY PUBLIC AT LARGE

State of Tennessee County of Davidson

On this 2nd day of February, 2009 before me personally appeared Andy Lane, the person who executed the foregoing instrument on behalf of Eddie Lane, and acknowledged that he executed the same as the free act and deed of the said Eddie Lane, through Power of Attorney granted him, by the said Eddie Lane.

Andy Ellis
Notary Public

NOTARY PUBLIC AT LARGE

Commission Expires: ~~6/18/2012~~ 9-17-2011

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY