WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021369 DEEDWARR
Recvd: 04/01/09 10:54 2 pgs
Fees:13.00 Taxes:627.15
20090401-0029192

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: . SEPTEMBER 7, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Goforth	SunTrust Bank	135-16A-44
(NAME)	(NAME)	
2505 Ravine Drive	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37219	
(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, Charles E. Montoya, unmarried and Laurel S. Bahe, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason M. Goforth and wife, Sarah C. Keogh, 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. 91, NASHBORO VILLAGE, of record in Plat Book 5200, Pages 186 thru 189, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Montoya and Laurel S. Bahe, by deed of record in Instrument No. 20060619-0073143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles E. Montoya and Laurel S. Bahe by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *20090401-0029191, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2505 Ravine Drive, Nashville, TN 37217
(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 our hands this 27th day of March, 2009.

Charles E. Montoya by Carolyn Adcock, his attorney-in-fact

Charles E. Montoya by Carolyn Adcock, his attorney in fact

Laurel S. Bahe by Carolyn Adcock her attorney in fact

Laurel S. Bahe , by Carolyn Adcock, her attorney in fact

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 Carolyn Adcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Charles E. Montoya and Laurel S. Bahe and acknowledged that she executed the same as the free act and deed of the said Charles E. Montoya and Laurel S. Bahe for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. _____, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and official seal, this the 26th day of March, 2009.

Commission expires: 5-2-2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Krystn T. Hedges
Notary Public