File No. 90364

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090024362 DEEDWARR
Recvd: 04/14/09 08:58 2 pgs
Fees:13.00 Taxes:536.50
20090414-0033450

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-28-12
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE JANET L. ADAMS

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis J. Vargo	WR Starkey Mortgage	07305006600
(NAME) 516 Riverwood Circle	(NAME) 5055 W. Park Blvd, Ste 300	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Plano, TX, 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Melissa Wilson Goostree (formerly known as Melissa J. Wilson) and husband, Clayton A. Goostree, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis J. Vargo, an unmarried man, 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. 4 on the Plan of Riverwood Heights, Addition No. 2 which is of record in Book 1835, Page 74, Register's Office for said County, and described as follows: Said Lot No. 4 begins at a point in the Westerly margin of Riverwood Circle at the common corner of Lot Nos. 3 and 4 on said Plan; thence with said margin of Riverwood Circle Southerly 129.88 feet to a marker; thence with a curve in a Southwesterly direction 80.56 feet to a marker in the Northerly margin of the proposed street; thence with the Northerly margin of said proposed street Westerly 137.94 feet to a monument; thence North 15° 12' East 153.1 feet to a monument, being the common rear corner of Lots 3 and 4; thence with the common boundary line between Lots 3 and 4 Eastwardly 138.3 feet to the point of beginning. INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a portion of Lot No. 4 having been heretofore conveyed by instrument of record in Book 2483, Page 549, Register's Office for Davidson County, Tennessee, described as follows: Being a triangular strip along the Northerly line of Lot No. 4 on the Plan of Riverwood Heights Addition No. 2, as of record in Book 1835, Page 74, Register's Office for said County, described according to survey of James A. Hamilton, Jr., surveyor, dated November 17, 1955, as follows: Beginning in the Westerly margin of Riverwood Circle, the common corner of Lot Nos. 3 and 4 on said Plan; thence Westerly with the line between said lots 138.3 feet to the common Westerly corners; thence with the Westerly line of said Lot No. 4, Southerly 3.83 feet; and thence in an Easterly direction 139.7 feet to the beginning.

Being the same property conveyed to Melissa J. Wilson and Clayton A. Goostree by deed from Andrew M. Cuorno, Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development, dated July 29, 1999 and recorded on August 2, 1999 in Book 11598, page 247, Register's Office, Davidson County, Tennessee. Melissa J. Wilson is now known as Melissa Wilson Goostree.

The legal description contained herein is the same as in the previous deed of record.

File No. 90364

unimproved ☐

This is improved ☒ property, known as 516 Riverwood Circle, Nashville, TN 37216

(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 10th day of April, 2009.

Melissa Wilson Goostree

Clayton A. Goostree

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Wilson Goostree and husband, Clayton A. Goostree, 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 this 10th day of April, 2009.

Commission expires: 2-28-12

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public