BILL GARRETT, Davidson County
Trans: T20090059264 DEEDWARR
Recvd: 08/28/09 15:36 2 pgs
Fees: 13.00 Taxes: 22.20

20090828-0081153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $6,000.00 (Six Thousand).

AFFIANT

Subscribed to and sworn before me this 18th day of August, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Richard Goddard 1517 Arthur Avenue Nashville, TN 37208	1517 Arthur Avenue Nashville, TN 37208	081120 258

WARRANTY DEED

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, I/WE, **RONALD GILMORE**, un-Married HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RICHARD GODDARD, UNMARRIED**, HEREINAFTER CALLED THE **GRANTEE(S)**, 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 the northwest 1/2 of Lot No. 356 on the Map of D.T. McGavock and Other's Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of said Lot fronts 25 feet on the southwesterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ronald Gilmore by deed from Sara S. Robin, a widow of record in Instrument 200509230114545, Register's Office for Davidson County, Tennessee.

Ronald Gilmore hereby make oath that the above described property has never been the domicile of Ronald Gilmore.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: **1535 ARTHUR AVENUE** **NASHVILLE,TN37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2009

WITNESS, this 18th day of August, 2009

Ronald Gilmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ronald Gilmore** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 18th day of August, 2009.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012