File No. 291000636

WARRANTY DEED

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Rita P. Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Thomas Sidwell
State of Tennessee
Notary Public
Williamson County
My Commission Expires November 8, 2009

BILL GARRETT, Davidson County
Trans:T20090081367 DEEDWARR
Recvd: 12/02/09 11:20 2 pgs
Fees:13.00 Taxes:329.30
20091202-0110230

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

11/10/13

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita P. Goins	Rita P. Goins	15007049100
(NAME) 3425 Towne Village Road	(NAME) 3425 Towne Village Road	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, Tennessee 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jeanie L. Masten, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Rita P. Goins, a single woman, hereinafter called the grantee(s), 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 all of Lot No. 531, on the plan of Section Five, Towne Village of the Country, of record in Plat Book 6250, Page 783-784, said Register's Office for Davidson County, Tennessee, to which is plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeanie L. Masten, Individually, by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr., and Jeanie L. Masten, of record in Instrument No. 20011231-0145247 on 12/27/2001 and filed for record on 12/31/2001, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanie L. Masten, Individually, by Executor's Deed from John Talbot Masten, III, Co-Executor under the Will of John Talbot Masten, Jr., Elizabeth Masten Hassey, Co-Executor under the Will of John Talbot Masten, Jr., and Jeanie L. Masten, of record in Instrument No. 20011231-0145247 on 12/27/2001 and filed for record on 12/31/2001, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 783-784, said Register's Office.

Restrictions of record in Book 6767, Page 456, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7477, Page 753, said Register's Office.

Water line Easement of record in Book 7477, Page 782, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3425 Towne Village Road, Antioch, TN 37013
(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 GRANTEE(S), 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), 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 hands this 30th day of November, 2009.

Jeanie L. Masten

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeanie L. Masten, with whom I am personally acquainted, and who acknowledged the execution of thewithin instrument for the purpose therein contained on this 11/30/2009.

Witness my hand at office this 30th day of November, 2009.

Commission expires:

Notary Public

File Number: 291000636

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

K. Thomas Sidwell
State of Tennessee Notary Public
Williamson County
My commission expires ~~November 8, 2009~~
11/10/13