WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Michael J. Goins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Goins	First Community Mortgage, Inc.	101-89.01
(NAME)	(NAME)	
6818 Gower Road	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Murfreesboro, TN 37129	
(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, I, **Donna Sue King**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Goins and Jennifer Minton Goins, husband and wife**, 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:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY AND METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY GOWER ROAD ON THE EAST; ROBERT DILLINGHAM, BARBARA MAXINE LOVE AND KENNETH FAUST ON THE SOUTH; BRYAN COOPER ON THE WEST AND SUE COOK ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WITNESS IRON PIN SET ON THE WEST SIDE OF GOWER ROAD IN THE NORTH LINE OF ROBERT DILLINGHAM (REF. INSTRUMENT# 20080519 PAGE 51313 R.O.D.C.); THENCE WITH DILLINGHAM'S NORTH LINE N86°12'51"W 202.32' TO AN EXISTING IRON PIPE IN A FENCE, THE NORTH EAST CORNER OF BARBARA MAXINE LOVE (REF. DEED BOOK 5628 PAGE 116 R.O.D.C.); THENCE WITH LOVE'S NORTH LINE N83°57'30"W 171.50' TO A WOOD FENCE CORNER POST, THE NORTH EAST CORNER OF KENNETH FAUST (LOT 8 OF THE REVISED HICKORY TRAIL FARMS PLAT BOOK 4460 PAGE 192 R.O.D.C.); THENCE LEAVING LOVE AND WITH FAUST'S NORTH LINE N84°56'51"W 58.00' TO AN IRON PIN SET 6' WEST OF A 22" CEDAR TREE, THE SOUTH EAST CORNER OF BRYAN COOPER (REF. DEED BOOK 6416 PAGE 865 R.O.D.C.); THENCE WITH COOPER'S EAST LINE N02°17'59"E 216.98' TO AN IRON PIN SET IN THE FENCE FORMERLY A FENCE POST, THE SOUTH WEST CORNER OF SUE COOK (REF. INSTRUMENT#20011024 PAGE 116162 R.O.D.C.); THENCE LEAVING COOPER AND WITH COOK'S SOUTH LINE S89°01'35"E 123.17' TO AN IRON PIN SET; THENCE S66°34'03"E 199.86' TO A 15" CEDAR STUMP; THENCE S82°23'38"E PASSING A WITNESS IRON PIN SET AT 85.98' IN ALL 110.78' TO A POINT IN THE CENTER OF GOWER ROAD; THENCE LEAVING COOK AND WITH THE CENTER OF GOWER ROAD S09°56'15"E 161.00' TO A POINT, THE NORTH EAST CORNER OF THE AFOREMENTIONED DILLINGHAM; THENCE WITH DILLINGHAM N86°12'51"W 22.68' TO THE POINT OF BEGINNING, CONTAINING 1.93 ACRES, MORE OR LESS, AND BEING THE DONNA SUE KING PROPERTY AS RECORDED IN INSTRUMENT #20091203 PAGE 110905 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED DECEMBER 30, 2009.

Being the same property conveyed to Donna Sue King, by Deed from Lisa Michelle King, dated November 30, 2009, of record in Instrument No. 20091203-0110905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Agreement for Dedication of Public Utilities and Easements of record in Book 9443, page 968; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6818 Gower Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20100067653 DEEDWARR
Recvd: 10/25/10 15:59 2 pgs
Fees:13.00 Taxes:314.50
20101025-0085471

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 hand this 21st day of October, 2010.

Donna Sue King

Donna Sue King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donna Sue King, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of October, 2010.

Notary Public

My Commission Expires:
12-06-2011

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN