Return To:
Overland Title Company, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019039 DEEDWARR
Recvd: 04/01/11 09:52 2 pgs
Fees:13.00 Taxes:366.30
20110401-0025031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle E. Griffin	New owner	147-01-0-187.00
(NAME)	(NAME)	
626 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **John Michael Worrell, as Executor of The Estate of Annie Maedell Goforth**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kyle E. Griffin and wife, Casey A. Griffin, as Tenants by the entirety,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 277, on the Plan of Section Two, Caldwell Hall, as shown by plat appearing of record in Plat Book 2900, Page 96, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Howard A. Goforth and wife, Annie M. Goforth by Deed dated July 18, 1975, from Frank St. Charles, Jr. and wife, Rosa Lee St. Charles of record in Book 4935, Page 998, Register's Office for said County. The said Howard A. Goforth died on November 20, 2009 predeceasing his wife, Annie M. Goforth,.The said Annie M. Goforth having since died testate on January 21, 2010, and under The Last Will and Testament of Annie Maedell Goforth, set out Martha Elizabeth Worrell as Devisee. Said Will having been admitted and filed to probate under Docket No. 10P581, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville (Probate Division). The Estate of Annie Maedell Goforth has since been declared insolvent and by Order, dated March 25, 2011, authority to sell the above described real property was given to John Michael Worrell, as Executor of The Estate of Annie Maedell Goforth,

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 2900, Page 96, Register's Office of said County.

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 626 Harding Place, Nashville, TN 37211
(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), their heirs and/or 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/or 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 31st day of March, 2011.

The Estate of Annie Maedell Goforth

John M. Worrell Executor
John Michael Worrell, Executor

State of Tennessee
County of Williamson

Personally appeared before me John Michael Worrell, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2011.

Notary Public Escrow Officer
My Commission Expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027