6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20110019423 DEEDWARR
Recvd: 04/04/11 10:35 2 pgs
Fees:13.00 Taxes:351.50
20110404-0025546

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven T. Gossage **and** **Charles E. Gossage, II**	**Regions Bank d/b/a Regions Mortgage**	**10203015800**
(NAME) **412 Annex Avenue**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Birmingham, Alabama 35244**	
(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, WE, **Rhoda C. Daniels and Lynda Daniel,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven T. Gossage, and Charles E. Gossage, II, tenants in common with right of survivorship,** 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 Lot No. 1216 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Page 11.

Said lot fronts 80 feet on the east side of Annex Avenue and runs back 150 feet on the south line and 155.7 feet on the north line to a dead line in the rear on which it measures 66.31 feet.

Being the same property conveyed to James A. Daniels, and wife Rhoda C. Daniels by deed dated July 24, 1969 from James R. Shrum and wife, Vara S. Shrum of record in Book 4353, Page 215, Register's Office for Davidson County, Tennessee. The said James A. Daniels died June 12, 1982 survived by his wife, Rhoda C. Daniels who thereafter conveyed said property for the purpose of creating a joint tenancy with the right of survivorship in Rhoda C. Daniels and Lynda Daniels in Book 9392, Page 100, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **412 Annex Avenue, Nashville, TN 37209**

(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 **31st day of March, 2011**.

Rhoda C. Daniels by Lynda Daniel

Rhoda C. Daniels
By: Lynda Daniel, as Attorney In Fact

Lynda Daniel

Lynda Daniel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Lynda Daniel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Attorney In Fact** by Power of Attorney on behalf of **Rhoda C. Daniels**, and as such acknowledges she executed the within instrument as the free act and deed of the within named Rhoda C. Daniels.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2011.

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission expires: May 6, 2013

J. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Lynda Daniel** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the persons who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2011.

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission expires: May 6, 2013

J. Dyke Tatum Notary Public