BILL GARRETT, Davidson County
Trans:T20110079991 DEEDWARR
Recvd: 12/19/11 09:24 2 pgs
Fees:13.00 Taxes:775.15
20111219-0098489

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yafa Baer	Banc Services Group, Inc. 3069	Map 117-16
(NAME)	(NAME)	
1038 Caldwell Lane	402 Uptown Square	Parcel 230
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **DOROTHY L. GOODE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YAFA BAER, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Resubdivision Part of Lots 38 and 39, O. F. Noel's Plan of Lots called "Noelton" Plan, not of record, of record in Plat Book 5800, page 378, as amended in Zone Lot Division Lots 1, 2 and 4, Resubdivision of Part of Lots 38 and 39, O. F. Noel's Plan of Lots called "Noelton" of record in Plat Book 6250, page 151, Register's Office for Davidson county, Tennessee.

Said Lot No. 1-a fronts 47.79 feet on the northerly margin of Caldwell Lane and extends back 199.15 feet on the esterly line and 200.22 feet on the westerly line to a dead line in the rear, measuring 24.43 feet thereon.

Being the same property conveyed to Jimmie Lloyde Goode and wife, Dorothy Louise Goode, by deed dated September 21, 1984 from Cumberland Development Group, Inc. of record in Book 6390, page 843, said Register's Office. Jimmie L. Goode conveyed his interest ins aid property to Dorothy L. Goode by Quitclaim Deed of record in Instrument No. 20010629-0093600, said Register's Office. Jimmie Lloyde Goode is one and the same person as Jimmie L. Goode.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 6250, page 151, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1038 Caldwell Lane, Nashville, Tennessee 37204
(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 my hand this 16th day of December, 2011.

Dorothy L. Goode

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy L. Goode, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of December, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public