Return to
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110081032 DEEDWARR
Recvd: 12/22/11 09:20 4 pgs
Fees:23.00 Taxes:573.50
20111222-0099950

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2011
Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E Goff and Tammie Goff	Primary Residential Mortgage, Inc.	142130C09700CO
(NAME) 8712 Sawyer Brown	(NAME) 4750 W Wiley Post Way, Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Salt Lake City, UT, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Charles K Bair and Mary Casner Bair**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald E Goff and Tammie Goff**, 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 Unit 8712 together with carport designated No. 8712-C in River Plantation, Section Eleven, Phase I-A, Condominium, a Horizontal Property Regime, as shown on the Plat of River plantation, Section Eleven, Phase I-A, Condominium Apartments, recorded in Book 9700, page 694, said register's Office. For of Record in Book 10628, page 661, as amended by annexation Documents in Book 11029, page 592; Book 11156, page 361; Book 11132, page 184; Book 11432, page 184; Instrument No. 20010131-0009315 and in Instrument Number 20010311-0098566, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Casner Bair and James D. Bair by Warranty Deed from Rebecca W. Coutras dated April 29, 2009 and filed of record on June 5, 2009 in Instrument Number 20090605-0052142, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Charles K. Bair and Mary Casner Bair by Quitclaim Deed from Mary Casner Bair and James D. Bair dated November 19, 2010 and filed of record on November 19, 2010 in Instrument Number 20101119-0092717, said register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8712 Sawyer Brown, Nashville, TN 37221

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, has 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 5th day of **December, 2011**

Charles K Bair by Mary C Bair POA

Charles K Bair by Mary Casner Bair, as Attorney In Fact

Mary Casner Bair

Mary Casner Bair

STATE OF TX
COUNTY OF El Paso

Personally appeared before me, the undersigned authority, **Mary Casner Bair**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5 day of **December, 2011**

Notary Public

My commission expires: 3-17-14

YADIRA SILVA
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-17-14

STATE OF TX

COUNTY OF El Paso

On this the 5 day of December, 2011, before me personally appeared Mary Casner Bair known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles K. Bair, and who acknowledge the she/he executed the same as the free act and deed of said Charles K. Bair, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20101118-0092512, said Register's Office.

Witness my hand and official seal this 5 day of December, 2011.

Yadira Silva

Notary

My Commission Expires: 3-17-14

NOTARY PUBLIC STATE OF TEXAS

YADIRA SILVA
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-17-14

Witness our hands this day of December, 2011

Charles K Bair

Charles K Bair, by James D. Bair, as Attorney In Fact

By J. D. Bair Attorney-in-fact

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

On this the 8TH day of December, 2011, before me personally appeared James D. Bair known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles K. Bair, and who acknowledge the she/he executed the same as the free act and deed of said Charles K. Bair, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. _20101118-0092512___, said Register's Office.

Witness my hand and official seal this 8TH day of December, 2011.

H. DAVID STACY NOTARY PUBLIC SOUTH CAROLINA

Notary

My Commission Expires: 01/17/2012

H. DAVID STACY NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 1-17-2012