File23774-8

BILL GARRETT, Davidson County
Trans:T20120015624 DEEDWARR
Recvd: 03/02/12 14:07 2 pgs
Fees:13.00 Taxes:1193.12
20120302-0018569

BOX 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,465.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2012.

Notary Public

MY COMMISSION EXPIRES: November 15, 2015

(AFFIX SEAL)

DIANA ALLEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: ALW-AV-12-636

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin E. Goldammer Elizabeth Ann Goldammer	Churchill Mortgage Corporation	172-13-A-99.00 CO
(NAME)	(NAME)	
636 Logwood Briar Circle	761 Old Hickory Blvd., Ste 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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/WE, **WILLIAM R. TURNIPSEED AND WIFE, TAMMIE BRACE-TURNIPSEED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BENJAMIN E. GOLDAMMER AND ELIZABETH ANN GOLDAMMER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 59, WILLIAMS GROVE, SECTION TWO, as shown on plat of record in Plat Book 9700, Pages 902-906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William R. Turnipseed and wife, Tammie Brace-Turnipseed by Warranty Deed from Michael H. Warpool and wife, Stacy Warpool, dated March 5, 2004, of record in Instrument Number 20040308-0026268, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 636 Logwood Briar Circle, Brentwood, TN 37027
(House Number) (Street) (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 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 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/our hand(s) this 29th day of February, 2012.

William R. Turnipseed

Tammie Brace-Turnipseed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Turnipseed and Tammie Brace-Turnipseed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of February, 2012.

Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171