WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devin Goins	SunTrust Mortgage Inc.	
(NAME)	(NAME)	
6220 Henry Ford Drive	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore MD 21279-0041	
(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, Gregory J. Ketteman and wife, Ashley C. Ketteman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devon L. Goinsand Hala J. Goins, husband and wife, 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. 216 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory J. Ketteman and wife, Ashley C. Ketteman, by deed of record in Instrument Number 20070307-0028321, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Charlotte Park, Section III of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2803, Page 210, Register's Office for Davidson County, Tennessee. Agreement of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 6220 Henry Ford Drive, 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.

BILL GARRETT, Davidson County
Trans:T20120024878 DEEDWARR
Recvd: 04/05/12 10:14 2 pgs
Fees:13.00 Taxes:610.50
20120405-0029092

Witness our hands this THE 16th day of Marc h 2012.

Gregory J. Ketteman

Ashley C. Ketteman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory J. Ketteman and wife, Ashley C. Ketteman, 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 at Franklin, Tennessee this THE 16th day of Marc h 2012..

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013