WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120043716 DEEDWARR
Recvd: 06/13/12 14:49 2 pgs
Fees:13.00 Taxes:1069.30
20120613-0051880

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY
Bryan D. Spicer
Attorney-at-Law
342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Kawasaki	Keith Kawasaki	131.04 98.00
(NAME)	(NAME)	
1128 Woodvale Drive	1128 Woodvale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Kaci Gooch (formerly known as Kaci Curtis) and husband, Bradley Gooch,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keith Kawasaki and wife, Monique Kawasaki,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 8 OF BLOCK NO. 18 ON THE PLAN OF COLLEGE PARK, AS OF RECORD IN BOOK 843, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO.8 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WOODVALE DRIVE AND RUNS BACK 134 FEET 2 INCHES ON THE WESTERLY LINE AND 132 FEET 6 INCHES ON THE EASTERLY LINE, WITH THE WESTERLY MARGIN OF HARCUM AVENUE, TO A DEAD LINE, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO KACI CURTIS, UNMARRIED, BY WARRANTY DEED FROM PHILLIP DAVID KIRBY AND WIFE, SHARON SIMS KIRBY, DATED AUGUST 3, 2007, OF RECORD IN INSTRUMENT NO. 20070813-0096510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO QUITCLAIM FROM PHILLIP DAVID KIRBY AND WIFE, SHARON SIMS KIRBY, TO KACI CURTIS, DATED AUGUST 3, 2007, OF RECORD IN INSTRUMENT NO. 20070813-0096512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. KACI CURTIS CONVEYED HER INTEREST IN SAID PROEPRTY TO KACI CURTIS AND HUSBAND, BRADLEY GOOCH, BY QUITCLAIM DEED DATED DECEMBER 22, 2011, OF RECORD IN INSTRUMENT NO. 20111229-0101763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 843, page 29; restrictions of record in Book 844, page 440, Book 871, page 49 and Book 1040, page 651; Easement of record in Book 3921, page 608; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1128 Woodvale Drive, Nashville, TN 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 our hands this 8th day of June, 2012.

Bradley Gooch

Kaci Gooch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bradley Gooch and Kaci Gooch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 8th day of June, 2012.

Notary Public

My Commission Expires:

JAI KELLEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013