WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20120053118 DEEDWARR
Recvd: 07/19/12 09:13 2 pgs
Fees:13.00 Taxes:662.30

20120719-0063426

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

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
Chelsea Goodwin and Christopher Carter	SunTrust Mortgage, Inc. ISAOA/ATIMA	09015007200
(NAME) 455 Annex Avenue	(NAME) 901 Semmes Ave., RVW- 5023	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Richmond, VA, 23224	
(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, **David H. Livingston,** JR hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chelsea Goodwin and Christopher Carter**, 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. 1124 on the Plan of Charlotte Park, Section 13, of record in Book 2900, Page 142, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to David H. Livingston, Jr. by deed from Michael P. Strasinger and wife, Susan Marie Strasinger, dated 6/9/05 of record in Instrument No. 200506130067141, Register's Office of Davidson County, Tennessee.

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.

David H Livingston and David H Livingston are the same person on this deed.

unimproved ☐
This is improved ☒ property, known as 455 Annex Avenue, Nashville, TN 37209

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 **29th** day of **June, 2012**

David H. Livingston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **David H. Livingston**, 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 **29th** day of **June, 2012**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____