File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120095197 DEEDWARR
Recvd: 12/12/12 15:00 2 pgs
Fees:13.00 Taxes:900.95
20121212-0114645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

CHRISTY W. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2012.

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Adam Gould and Melanie Gould	First State Bank	141-14-A-021.00
(NAME)	(NAME)	
7613 Hansrote Court	7114 Highway 70 South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Camilla B. Wooldridge and spouse, Michael Wooldridge, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam Gould and wife, Melanie Gould, 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. 21 on the Plan of Hanover Park of Sheffield of record in Book 9700, pages 154, 155 and 156, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Camilla B. Wooldridge and spouse, Michael Wooldridge, by deed of record in Instrument Number 20030821-0121569 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hanover Park of Sheffield of record in Book 9700, pages 139, 140, & 141 and revised in Book 9700, pages 154, 155 and 156, County, Tennessee. Subject to matters on boundary plat of record in Book 7900, page 999, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 10020, Page 110, Book 10301, Page 178, Book 10640, Page 950, Register's Office for Davidson County, Tennessee. Easement of record in Book 3817, Page 891, Register's Office for Davidson County, Tennessee. Charter of Hanover Park of Sheffield HOA of record in Book 10024, page 619, Register's Office for Davidson County, Tennessee. Deed to Hanover Park of Sheffield HOA of record in Book 10907, page 505, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7613 Hansrote Court, Nashville, TN 37221

(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 11th day of December, 2012.

Camilla B. Wooldridge

Michael Wooldridge

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 Camilla B. Wooldridge and Michael Wooldridge, 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 11th day of December, 2012.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County