Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Cari Trist Affiant Subscribed and sworn to before me, this the 28th day of February, 2013. Notary Public My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Kamper Jennifer Kamper	FIRST COMMUNITY MTG.	
1016 Stainback Avenue	275 Robert Rose Drive	082-03-0-343.00
Nashville, TN 37207	Murfreesboro TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GARY GOETZMAN, MARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN KAMPER AND JENNIFER KAMPER, HUSBAND ANDN WIFE** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: J. K. K. B. L. G.

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Sharpe & Horns 1st Addition to North East Nashville Subdivision of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Goetzman, married by Warranty Deed from Robert A. Smith (incorrectly listed on prior deed as William A. Smith) and wife Kimberly Ann Smith, and William P. Smith, a single man and William Zirker, a single man of record at Instrument No. 20120530-0046683, Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on May 30, 2012.

Being the same property conveyed to William A. Smith, Kimberly Ann Smith, William P. Smith and William Zirri by Warranty Deed from Freddie J. McLean, a married person of record at Instrument No. 20070608-0069047, Register's Office for Davidson County, Tennessee, dated June 06, 2007 and recorded on June 08, 2007 and Scrivener's Affidavit recorded in Instrument No. 20120530-0046682.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1016 Stainback Avenue, Nashville, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130018239 DEEDWARR
Recvd: 03/06/13 09:01 2 pgs
Fees:13.00 Taxes:814.00

20130306-0022145

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of February, 2013.

Gary Goetzman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Goetzman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~28th~~ 1st day of ~~February,~~ MARCH 2013.

JOSUE GUARDADO
Commission # 1888339
Notary Public - California
Los Angeles County
My Comm. Expires May 6, 2014

Notary Public

My Commission Expires: 05/06/2014

Leslie Goetzman, spouse of **Gary Goetzman**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Leslie Goetzman

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Goetzman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~28th~~ 1st day of ~~February~~ MARCH, 2013.

Notary Public

My Commission Expires: 05/06/2014

JOSUE GUARDADO
Commission # 1888339
Notary Public - California
Los Angeles County
My Comm. Expires May 6, 2014