BILL GARRETT, Davidson County
Trans:T20130028894 DEEDWARR
Recvd: 04/09/13 14:07 2 pgs
Fees:13.00 Taxes:210.90

20130409-0035148

WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2013

Dawn Chase
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Goetzman		07211023200
(NAME)	(NAME)	
14139 Valley Vista Blvd.	Same	
(ADDRESS)	(ADDRESS)	
Sherman Oaks, CA 91423		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eleanor D. Grayson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gary Goetzman,** hereinafter called the Grantee, his 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 the southerly 50 feet of Lot No. 19 (erroneously referred to as Lot No. 19 in previous deeds of record) on the Map of Burns Subdivision of Maxey Addition of record in Book 161, page 98 of the Register's Office, Davidson County, Tennessee and further described as follows:

Said lots fronts 50 feet on Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eleanor D. Grayson by deed from Frances G. McMurry dated April 1, 1995 of record in Book 9698, page 691, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Frances G. McMurry and Eleanor D. Grayson by deed dated 11/5/81 from the Secretary of Housing and Urban Development of record in Book 5817, Page 624, said Register's Office.

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.

unimproved ☐
This is improved X property, known as 2631 Pennington Avenue, Nashville, TN 37216

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 **28th** day of **February, 2013**

Eleanor D. Grayson by Chris Cantrell Attorney In Fact

Eleanor D. Grayson by Chris Cantrell Attorney In Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eleanor D. Grayson, as her Attorney In Fact, under Power of Attorney bearing Instrument No. ★ Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Eleanor D. Grayson, under said Power of Attorney.

★ 20130409-0035147

Witness my hand and official seal at office in Franklin, Tennessee, this the 28th day of February, 2013.

Notary Public

My Commission Expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016