WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030638 DEEDWARR
Recvd: 04/15/13 13:00 2 pgs
Fees:13.00 Taxes:129.50
20130415-0037122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

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 (NAME)	New Owner (NAME)	07211020500
2634 Pennington Ave (ADDRESS)	(ADDRESS)	
Nashville TN 37216 (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, **Frances G. McMurry, 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 the Eleventh Civil District of Davidson County, Tennessee, being part of a Tract marked Reserved on the Plan of S. W. Estes Subdivision, as of record in Book 1424, page 44, Register's Office for said County, being Lot No. 3 as shown on a survey made by Hickerson-Miller Engineers-Surveyors, October 13, 1958, as follows:

Beginning at a point in the west margin of Pennington Avenue at an iron pin at the corner of Lots Nos. 2 and 3 on said plan being 299 feet, more or less, south of the south margin of Otay Avenue; thence westerly with the line between said Lots Nos. 2 and 3, 177.8 feet to an iron pin; thence southerly 60 feet to a corner of Lot No. 4; thence with the line between Lots Nos. 3 and 4, easterly 178.2 feet, more or less, to the west margin of Pennington Avenue; thence with the margin of same, northerly 61 feet to the point of beginning.

Being the same property conveyed to Frances G. McMurry by deed from Wanda L. Schwarzer, an unmarried person dated October 30, 1991 of record in Book 8485, page 699, 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.

unimproved ☐
This is improved X property, known as 2634 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 **9th** day of **April, 2013**

Frances G. McMurry

Frances G. McMurry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Frances G. McMurry**, 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 **9th** day of **April, 2013**

Carla Johnson

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11.23.2015