BILL GARRETT, Davidson County
Trans:T20130053884 DEEDWARR
Recvd: 06/25/13 14:39 2 pgs
Fees:13.00 Taxes:608.71
20130625-0065343

Warranty Deed

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $164,515.00 Affiant Subscribed and sworn to before me, this the 19th day of June, 2013. Notary Public My commission expires: 7-8-13

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:
Emily Lovejoy Rachel C. Lovejoy	FIRST COMMUNITY MTG.	
2631 Pennington Ave.	275 ROBERT ROSE DR.	072-11-0-232.00
Nashville, TN 37216	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 **EMILY N. LOVEJOY, AN UNMARRIED PERSON, AND RACHEL C. LOVEJOY, AN UNMARRIED PERSON**, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE(S), 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 the Southerly 50 feet of Lot No. 19 on the Plan of Burns Subdivision of Maxeys Addition to Brownsville of record in Plat Book 161, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Gary Goetzman by Warranty Deed from Eleanor D. Grayson, unmarried of record at Instrument No. 20130409-0035148, dated February 28, 2013 and recorded on April 09, 2013, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Eleanor D. Grayson by Quitclaim Deed from Frances G. McMurry of record in Book 9698, page 691, dated April 01, 1995 and recorded on June 13, 1995, in the Register's Office for Davidson County, Tennessee.

*Seller purchase this property for investment purposes, and neither seller nor seller's spouse has ever occupied the property.

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 2631 Pennington Ave., 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 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 19th day of June, 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 19th day of June, 2013.

Notary Public

My Commission Expires: June 20, 2015

MARK BRYAN
Commission # 1941677
Notary Public - California
Los Angeles County
My Comm. Expires Jun 20, 2015