BILL GARRETT, Davidson County
Trans:T20130097824 DEEDWARR
Recvd: 11/18/13 10:57 2 pgs
Fees:13.00 Taxes:1260.28

20131118-0118695

Warranty Deed

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,615.00

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2013.

Notary Public

My commission expires: 11.23.2015

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:
Karrah Paige Tines	NEW OWNER	
402 Avondale Dr.		0831008000
Nashville, TN 37206		

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 **KARRAH PAIGE TINES,*** 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:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 131 and all of Lot No. 132 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said County.

Said part of Lot No. 131 and all of Lot No. 132 front together 45 feet on the westerly side of North Eighteenth Street, formerly Ivins Street and runs back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Marilyn J. Merdler, unmarried by Deed from E. Mark Turner and wife, Kimberly P. Turner of record in Book 7711, Page 370, Register's Office for Davidson County, Tennessee, dated November 18, 1988 and recorded on November 28, 1988.

Being the same property conveyed to Gary Goetzman, a single person by Deed from Marilyn Jo Merdler, a single person of record at Instrument No. 20130522-0051615, Register's Office for Davidson County, Tennessee, dated 5/20/2013 and recorded on 5/22/2013.

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.

*The property is owned for investment purposes and has never been the residence of seller or seller's spouse.

This is improved property known as 402 Avondale Dr., Nashville, TN 37206.

* A/K/A KARRAH TINES, UNMARRIED

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 12th day of November, 2013.

Gary Goetzman

STATE OF MASSACHUSETTS)
COUNTY OF ~~MASSACHUSETTS~~ MD) ESSEX

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 12th day of November, 2013.

Notary Public

My Commission Expires: 9-10-15

MICHAEL J. DASCOLI
MY COMM. EXPIRES SEPT. 10, 2015
NOTARY PUBLIC

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122