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BILL GARRETT, Davidson County
Trans:T20130102103 DEEDWARR
Recvd: 12/05/13 08:54 2 pgs
Fees:13.00 Taxes:303.40
20131205-0123816

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-131000567

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHERINE G. GOODIN 508 NAPOLEON AVE. NASHVILLE, TN 37211	Katherine G. Goodin 1505 Gale Lane ~~Nashville, TN 37212~~	105-16-0-153.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN SPESHOCK AND WIFE, TIFFANY SPESHOCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE G. GOODIN AND HUSBAND, NATHAN GOODIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 25, 26 and 27, on the Plan of Corinne Place, of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the southerly margin of Napoleon Street, 41 ¼ feet westerly from the westerly margin of an alley which runs south from said street with the east line of said lots; thence with the southerly margin of said street, westerly 41 ¼ feet; thence parallel with said alley southerly 120 feet; thence at right angles easterly 41 ¼ feet; thence northerly 120 feet to the beginning.

TRACT II:

LAND in Davidson County, Tennessee, being the most easterly end of Lots Nos. 25, 26 and part of Lot No. 27 on the Plan of Corinne Place, of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee, described as follows:
SAID part of said Lots 25, 26 and 27 front 41 ¼ feet on the southerly side of Napoleon Street, and runs back between parallel lines and with the westerly margin of an alley 120 feet to a dead line.

BEING the same property conveyed to Stephen Speshock and wife, Tiffany Speshock, by Warranty Deed from Randal Wilcher and wife, Adele Wilcher, dated 1/17/05 and recorded 1/19/05 in Instrument No. 20050119-0006810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved unimproved property known as **508 NAPOLEON AVE., NASHVILLE, TN 37211**
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, have 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 2nd day of December, 2013.

Stephen Speshock

STEPHEN SPESHOCK

Tiffany Speshock

TIFFANY SPESHOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN SPESHOCK AND WIFE, TIFFANY SPESHOCK the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2013.

Commission Expires:_____

Gail C. Victory

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
September 9, 2014