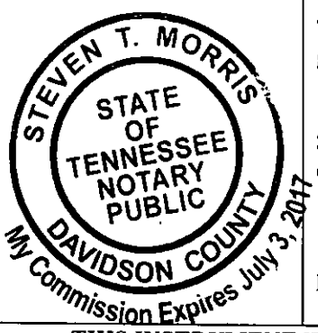
BILL GARRETT, Davidson County
Trans:T20140017461 DEEDWARR
Recvd: 03/14/14 13:41 2 pgs
Fees:13.00 Taxes:462.50
20140314-0021551

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me this the 4th day of March, 2014. Notary Public My commission expires: 7-3-17

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:
Gary Goetzman		
2914 Lee Davis Rd.	New Owner	072-11-029.00
Nashville, TN 37216		

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, **CLIFFORD DEE ABERNATHY, JR., NATHANIEL LEE ABERNATHY, THERESA FAYE GORDON AND MARJORIE ANN ABERNATHY***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY GOETZMAN**, 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 Lot No. 6 on the Plan of Glenmeade Subdivision, First Addition, of record in Plat Book 2330, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Clifford Dee Abernathy and wife, Joan Elizabeth Abernathy by Deed from Jack B. Simpson and wife, Joyce R. Simpson, of record in Book 3256, Page 244, Register's Office for Davidson County, Tennessee, dated August 14, 1961 and recorded on August 14, 1961.

Being the same property divested out of Clifford D. Abernathy and vested in Joan N. Abernathy by Final Decree (Divorce), and filed of record in Book 5677, Page 277, in the Register's Office for Davidson County, Tennessee, dated August 15, 1979 and recorded on November 12, 1980. The said Joan N. Abernathy having since died and under Probate No. 12P1354 in Davidson County, Tennesse, said property was left to Nathaniel Lee Abernathy, Clifford Deed Abernathy, Jr., Theresa Faye Abernathy Gordon and Marjorie Ann Abernathy.

2914 Lee Davis Rd., Nashville TN 37216

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 2914 Lee Davis Rd., Nashville, TN 37216.

*The property is not occupied by an seller and has never been the residence of any spouse of any seller.

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 4th day of March, 2014.

Estate of Joan N. Abernathy

Clifford Dee Abernathy, Jr.

Nathaniel Lee Abernathy

Theresa Faye Gordon

Marjorie Ann Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clifford Dee Abernathy, Jr., Nathaniel Lee Abernathy, Theresa Faye Gordon and Marjorie Ann Abernathy, 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 the 4th day of March, 2014.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017