BILL GARRETT, Davidson County
Trans:T20140036975 DEEDWARR
Recvd: 05/28/14 09:18 2 pgs
Fees:13.00 Taxes:693.75
20140528-0045583

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Persons, an unmarried woman and Jolyn Persons, an unmarried woman	Synovus Mortgage Corp.	173160A20100CO
	(NAME)	
3905 Stephens Ridge Way	2204 Lakeshore Drive, Ste. 325	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Allen Gooch and wife, Sara Ballington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marilyn Persons, an unmarried woman and Jolyn Persons, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 139, FINAL PLAT HIDDEN CREEK PHASE 3, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050714-0081683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PLAN HEREBY REFERENCED FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JILL MARIE SUEVER, AN UNMARRIED WOMAN, BY DEED FROM VLASTISLAV MAREK AND WIFE, AMBER MAREK, OF RECORD BY INSTRUMENT NO. 20090602-0050796, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JILL MARIE GOOCH AND HUSBAND, MICHAEL ALLEN GOOCH, BY QUITCLAIM DEED FROM JILL MARIE SUEVER N/K/A JILL MARIE GOOCH, OF RECORD BY INSTRUMENT NO. 20110916-0071967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO MICHAEL ALLEN GOOCH BY QUITCLAIM DEED FROM JILL MARIE GOOCH, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20120703-0058497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

SARA BALLINGTON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3905 Stephens Ridge Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 21st day of May, 2014.

Michael Allen Gooch

Sara Ballington

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Allen Gooch and wife, Sara Ballington, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2014.

Notary Public

My Commission Expires: 1-3-15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072