BILL GARRETT, Davidson County
Trans:T20140039662 DEEDWARR
Recvd: 06/05/14 11:18 2 pgs
Fees:13.00 Taxes:629.38

20140605-0048949

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,103.09<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2014<br>Notary Public<br>MY COMMISSION EXPIRES: 3/6/18<br>(AFFIX SEAL) |
|---|---|

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title And Escrow Series, LLC, 450 Professional Park Building, Suite D, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alexander M. Gordon | SWBC Mortgage Corp | 012-00-0-091.00 |
| (NAME) | (NAME) | |
| 6477 Lickton Pike | 9311 San Pedro Ave Ste 100 | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | San Antonio, TX 78216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Sally A. Nofs, unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander M. Gordon, unmarried**, 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:

**Land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Beginning at an iron pin set in the southerly margin 25 feet from the center line of Lickton Pike, the most northwest corner of this tract and begin located north 62 degrees 33 minutes 39 seconds East, 1,396.21 feet from an existing iron pin, corner to William R. Parrish; thence from said beginning point and with the margin of said road, north 74 degrees 19 minutes 33 seconds Ease 454.76 feet to an iron pin set in the margin of said road; thence leaving said road, south 11 degrees 14 minutes 51 seconds west 211.96 feet to an iron pin set; thence south 12 degrees 19 minutes 03 seconds east 153.22 feet to an iron pin set; thence south 2 degrees 06 minutes 53 seconds East 135.43 feet to an iron pin set; thence south 14 degrees 16 minutes 54 seconds west 196.39 feet to an iron pin set in the line of W.T. Carlisle; thence with the line of said Carlisle as follows: South 73 degrees 02 minutes 23 seconds West 92.56 feet to an existing iron pin by a fence post; thence south 40 degrees 34 minutes 51 seconds West 125.00 feet to an iron pin set in the line of said Carlisle; thence north 17 degrees 33 minutes 28 seconds west 715.66 feet to the beginning.**

**BEING the same property conveyed to Sally A. Nofs, unmarried woman, by Warranty Deed dated April 9. 2009 from Jennifer O'Neill Lougue, a married woman and filed of record Instrument No. 20090415-0034207, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6477 Lickton Pike, Goodlettsville, TN 37072

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, has 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 **June, 2014**

Sally A. Nofs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Sally A. Nofs**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **June, 2014**

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Notary Public

My commission expires: