BILL CARRETT, Davidson County
Trans:T20140055538 DEEDWARR
Recvd: 07/31/14 10:47 2 pgs
Fees:13.00 Taxes:233.10

20140731-0068273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Patricia Goostree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Goostree Enterprises, Inc.	NEW OWNER	Parcel ID:
8645 Coopertown Rd.		05015018800
Joelton, TN 37080		

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

Lily Hugar, unmarried and John Hugar, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Goostree Enterprises, Inc.

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, Tennessee, being Lot No. 451 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 451 fronts 80.0 feet on the East side of Robwood Drive, and extends back between lines 156.8 feet on the North line and 159.3 feet on the South line to a dead line in the rear, measuring 80.0 feet.

Being the same property conveyed to Lily Hugar, unmarried, and John Hugar, married, as joint tenants with right of survivorship, by Quitclaim Deed from Melissa M. Hugar, unmarried, of record in Instrument 20070314-0031130, said Register's Office, dated March 9, 2007.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 31, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3182 Robwood Drive, Nashville, TN 37207

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 30th day of July, 2014, and this 29 day of July, 2014.

Lily Hugar
Lily Hugar

John Hugar
John Hugar

STATE OF NEW MEXICO
COUNTY OF Sandoval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lily Hugar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rio Rancho, New Mexico, this 29 day of July, 2014.

My Commission Expires: 1/2/17

Notary Public

OFFICIAL SEAL
JIMMY J OWENS
NOTARY PUBLIC-State of New Mexico
My Commission Expires 1/2/17

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 John Hugar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2014.

My Commission Expires: 1/2/17

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN