File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059935 DEEDWARR
Recvd: 08/14/14 14:11 2 pgs
Fees:13.00 Taxes:1183.63
20140814-0073645

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Rachel Fan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2014.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Raines	James Raines	
(NAME)	(NAME)	115-7-23
1632 S. Observatory Dr.	1632 S. Observatory Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MICHAEL J. GOOCH, AS EXECUTOR OF THE ESTATE OF ANNA LEE GOOCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES RAINES AND JUDITH RAINES, HUSBAND AND WIFE,** 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. 56 on the Plan of Brook Meade, Section IV, of record in Plat Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anna Lee Gooch by Quitclaim Deed from Jay B. Gooch of record in Book 10243, page 968, said Register's Office. The said Anna Lee Gooch has since died. Michael J. Gooch is the Executor under the Will of Anna Lee Gooch and Michael J. Gooch is Trustee of the Trust created in the Will of Anna Lee Gooch, under Docket No. 14P-1046, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Michael J. Gooch as Trustee under the Will of Anna Lee Gooch joins in to convey any interest the Trust may have in said property.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 93, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 625 Georgetown Dr., Nashville, TN 37205

(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.

Witness my hand this 12 day of August, 2014.

Michael J. Gooch, Executor

Michael J. Gooch, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael J. Gooch, 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, and who further acknowledged that he is the Executor of the Estate of Anna Lee Gooch and executed the within instrument as such Executor.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Michael J. Gooch with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Trust created under the Last Will and Testament of Anna Lee Gooch, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 2014.

Commission expires: 11/3/15

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

...ov 3, 2015