WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140069353 DEEDWARR
Recvd: 09/17/14 08:06 2 pgs
Fees: 13.00 Taxes: 1757.13
20140917-0085219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 07-06-2018

(AFFIX SEAL)

KELLY LYN DAWSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kriste Goad	Avenue Bank	131070C00200CO
(NAME)	(NAME)	
4331 Belmont Park	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Autumn R. Key, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kriste Goad, an unmarried woman, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2-B on the Plan of Square Acres of record in Plat Book 5800, Page 122 and further described in Exhibit "C" of the Master Deed and By-Laws establishing a horizontal property regime of record in Book 6494, Page 41, Register's Office for Davidson County, Tennessee, to which plan and Exhibit "C" to the Master Deed and By-Laws are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Autumn R. Key, an unmarried woman by Deed from Cynthia P. Suddath, fka Cynthia Pyle and husband, William Edwards Suddath of record in Instrument No. 20130514-0048307, recorded on May 14, 2013 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4331 Belmont Park, Nashville, TN 37215
(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 11th day of September, 2014.

Autumn R. Key

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Autumn R. Key**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1·27·15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015