# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jacob N. Brown | Legacy Mutual Mortgage | 090 16 0 082.00 |
| (NAME) | (NAME) | |
| 6220 Henry Ford Drive | 2000 Glen Echo Rd. Sute 205 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Devon L. Goins and Hala J. Goins, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jacob N. Brown, a single man**, hereinafter called the Grantee, his 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. 216 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Devon L. Goins and Hala J. Goins, husband and wife by Warranty Deed from Gregory J. Ketteman and wife, Ashley C. Ketteman, dated March 16, 2012, and filed on April 5, 2012, in Instrument Number 20120405-0029092, Register's Office of Davidson County, Tennessee.

Devon L. Goins and Devin L. Goins, being one and the same person.

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 6220 Henry Ford Drive, Nashville, TN 37209

File Number: FRN-140859

BILL GARRETT, Davidson County
Trans:T20140070887 DEEDWARR
Recvd: 09/22/14 15:15 2 pgs
Fees:13.00 Taxes:703.00
20140922-0086897

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 17th day of September, 2014:

Devon L. Goins

Hala J. Goins

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Devon L. Goins and Hala J. Goins, husband and wife, the within named bargainors, 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 17th of September, 2014.

Notary Public

My Commission Expires: Feb 16, 2019

(SEAL)

KRISTIN WATTS
Notary Public
Buncombe County
North Carolina
My Commission Expires Feb 16, 2019

File Number: FRN-140859