BILL GARRETT, Davidson County
Trans:T20140080895 DEEDWARR
Recvd: 10/27/14 15:57 2 pgs
Fees:13.00 Taxes:462.50
20141027-0099046

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of October, 2014. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Dean Goldbeck Geal Schuster Goldbeck		
8848 Hester Beasley Road	New Owners	16900004300
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PERRY A. CARLSON AND WIFE ANDREA M. CARLSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER DEAN GOLDBECK AND GEAL SCHUSTER GOLDBECK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Situated in Davidson County, Tennessee:

Beginning at an iron rod set in the southeast margin of Hester Beasley Road at a distance of 25 feet from the center of said road, said point being a comer of Tract 2; thence leaving the southeast margin of Hester Beasley Road with boundary lines of Tract 2 on newly established lines to points as follows: South 42 deg. 25 min. 42 sec. East, 435.13 feet to an iron rod set; North 82 deg. 00 min. 50 sec. East, 624.59 feet to an iron rod set at a corner of Tract 1; thence with the south boundary line of Tract 1 North 82 deg. 00 min. 50 sec. East, 165.64 feet to an iron rod set in the west boundary line of the Bank of New York-Mellon property; thence along the west boundary line of the Bank of New York-Mellon and then the Lucien K. Helmke et ux property South 01 deg. 44 min. 13 sec. West, 291.10 feet to an existing iron rod in the north boundary line of the John H. Barnes et ux property; thence along boundary lines of the Barnes property to points as follows: South 81 deg. 59 min. 28 sec. West, 11.47 feet to an existing iron rod; South 00 deg. 39 min. 30 sec. East, 270.70 feet to an existing iron rod at the northeast corner of the Sheree H. Allen property; thence along the north boundary line of the Allen property South 88 deg. 13 min. 42 sec. West, 484.68 feet to an existing iron rod at the northeast corner of the Gregory A. Smith et ux property; thence along boundary lines of the Smith property to points as follows: South 88 deg. 13 min. 44 sec. West, 234.13 feet to an existing iron rod; North 12 deg. 12 min 03 sec. East, 60.07 feet to an existing iron rod; South 88 deg. 24 min. 35 sec. West, 287.16 feet to an iron rod set at the southeast comer of Tract 4; thence with the east boundary line of Tract 4 on a newly established line North 25 deg. 16 min. 04 sec. West, 631.61 feet to an iron rod set in the southeast margin of Hester Beasley Road; thence along the southeast margin of Hester Beasley Road North 49 deg. 17 min. 53 sec. East, 268.24 feet to the point of beginning, containing 14.36 acres, more or less.

Being the same property conveyed to Perry A. Carlson and wife, Andrea M. Carlson by deed from The Mary B. Johnson Revocable Living Trust Agreement Dated September 14, 2007 by James W. Morris, Trustee of record in Instrument No. 20120523-044735 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 23, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 8848 Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of October, 2014.

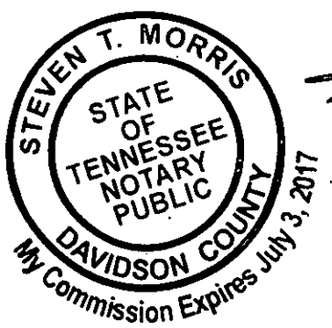
Perry A. Carlson

Andrea M. Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Perry A. Carlson and Andrea M. Carlson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of October, 2014.



Notary Public