WARRANTY DEED

File #14022

BILL GARRETT, Davidson County
Trans: T20150005129 DEEDWARR
Recvd: 01/21/15 14:54 2 pgs
Fees: 13.00 Taxes: 1624.30
20150121-0005984

COMMIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Sornat	New Owner	-08306037600
(NAME)	(NAME)	
500 N 18th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Gary Goetzman, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Sornat and Kristyn Sornat, 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 part of Lot No. 7 on the Plan of W.L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the northwest corner of McEwen Avenue and North 18th Street, formerly Roy Street; thence with the westerly margin of North 18th Street, northwardly 56 feet to Katie May Ormes' southeast corner; thence with her southerly line westwardly 159 feet; thence southwardly 56 feet to the northerly margin of McEwen Avenue; thence with said avenue eastwardly 159 feet to the beginning.

Being the same property conveyed to Gary Goetzman, married by Warranty deed from William W. Sherry, married of record in Instrument No. 20130603-0055806 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 3, 2013.

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. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 500 N 18th Street, Nashville, TN 37206
(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 7th day of January, 2015.

Gary Goetzman

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Goetzman, the bargainor(s), 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 seal this 7th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: June 20, 2015

MARK BRYAN
Commission # 1941677
Notary Public - California
Los Angeles County
My Comm. Expires Jun 20, 2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206