26703-8

return to: John T. Cook,P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box-14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112481** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00 Affiant Subscribed and sworn to before me, this 29th day of January, 2015. Notary Public My Commission Expires: 7-3-17

WARRANTY DEED

Address New Owner: Richard Gotwald and Casey Gotwald 4302 Dakota Ave Nashville TN 37209	Send Tax Bills To: Farmington Mortgage, a Division of Capstar 2002 Richard Jones Road, Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 091-16-0-389.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William R. Raymer and Kimberly L. Raymer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Gotwald and Casey Gotwald, Husband and Wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Block 10, Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William R. Raymer and Kimberly L. Raymer, husband and wife by Warranty deed from Kevin D. Hanscomb, an unmarried man of record in Instrument No. 20130702-0068565 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on July 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property located at 4302 Dakota Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150007816 DEEDWARR
Recvd: 02/02/15 09:05 2 pgs
Fees:13.00 Taxes:2127.50
20150202-0009233

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2015.

William R. Raymer Kimberly L. Raymer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Raymer and Kimberly L. Raymer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018