WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150012564 DEEDWARR
Recvd: 02/20/15 11:55 2 pgs
Fees: 13.00 Taxes: 1953.60
20150220-0014787

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Shawn P. Goodman	Farmington Mortgage	103-03-0-125.00
(NAME)	(NAME)	
4900 Idaho Avenue	2002 Richard Jones Road, Suite 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, I, Mark J. Tamburino, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawn P. Goodman, an unmarried man, 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 Lot No. 801 of Block No. 37 on the Plan of Charlotte Park Company's 1st 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.

Said Lot No. 801 fronts 60 feet on the Northerly margin of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, with the Westerly margin of 49th Ave North, formerly Eighth Street, 150 feet to an alley.

Being the same property conveyed to Mark J. Tamburino, unmarried by Warranty Deed from Jerry W. Dixon and wife, Kimberly F. Dixon of record in Instrument No. 20070426-0050058 Register's Office for Davidson County, Tennessee, dated April 24, 2007 and recorded on April 26, 2007.

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 4900 Idaho Avenue, Nashville, TN 37209
(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 13th day of February, 2015.

Mark J. Tamburino

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark J. Tamburino**, 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 he executed the same as his free act and deed.

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

My Commission Expires:
10-27-18

Notary Public,

SUSAN BOOTH CHILBERG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY