This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/19/15 08:03 2 pgs
Fees:13.00 Taxes:277.50
20150319-0023491

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of March, 2015, by and between Sheila Sinkler, Martha L. Graham, Kenneth Ashford, Kyra Ashford, Anna Alston, and Constance Buchanan , party of the first part, and Cory Goff, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Re-Subdivision, of Lot Nos. 3, 4, 5 and 6 on the Plan of Cumberland Nurseries Subdivision, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.
Said Lot No. 163 fronts 50 feet on the northerly side of Joyner Avenue and runs back 138.1 feet on the easterly line and 137.5 feet on the westerly line to a 12 foot alley on which it measures 50 feet.

Being all or part of the same property conveyed to Sheila Sinkler, Martha L. Graham, Beverly Ashford, Anna Alston, Constance Buchanan with Life Estate to Martha Louise Buchanan and William Frank Davis by virtue of that certain Quit Claim Deed dated April 23, 1998, at Book 10925, Page 75 in the Register's Office of Davidson County, Tennessee. Martha Louise Buchanan died February 8, 2009. William Frank Davis died July 23, 1999. Beverly Ashford died intestate on January 23, 2007 leaving Kenneth Ashford and Kyra Ashford as her heirs at law by virture of Affidavit of Heirship at Instrument No. 20150319-0023489 and 20150319-0023490 in said Register's Office, Tennessee.

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 we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sheila Sinkler

Martha L Graham

Kenneth Ashford

Kyra Ashford

Anna Alston

Constance Buchanan

STATE OF MICHIGAN
COUNTY OF MACOMB

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sheila Sinkler, Martha L. Graham, Kenneth Ashford, Kyra Ashford, Anna Alston, and Constance Buchanan , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of March, 2015.

Notary Public

My Commission Expires: July 30, 2018 KMURRAY

K MURRAY
Notary Public, Macomb County, MI
Commission Expires July 30, 2018

Property Owner & Address: Cory Goff
255 Timmons St, Nashville, TN 37211

Tax Parcel No 11905032100

Property Address: 110 Joyner Ave
Nashville, TN 37210

MAIL TAX
BILLS TO: Buyer @ buyers address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-10-18