Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024251 DEEDWARR
Recvd: 04/02/15 10:16 2 pgs
Fees:13.00 Taxes:2590.00
20150402-0028646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hugh R. Gaston	New Owner	091 15 0 270.00
(NAME)	(NAME)	
4901 Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Thousand And No/100 Dollars ($700,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wendell G. Goodman and wife, Lucy E. Goodman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hugh R. Gaston and Elizabeth R.W. Gaston, 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 certain Real Estate situated in the City of Nashville, in said County of Davidson, lying and being on the west side of Forty Ninth Avenue, formerly called Eighth Street, and on the south side of Park Avenue, formerly called First Street, and particularly described as follows:

Beginning at the northeast corner of said lot, the point of intersection of Forty Ninth Avenue and Park Avenue, runs thence westerly with the S. B. Line of said Park Avenue, seventy five feet; thence southerly parallel with Forty Ninth Avenue one hundred fifty feet to the N. B. Line of a twenty-five foot alley; thence easterly with the N. B. line of said alley seventy-five feet to Forty Ninth Avenue; thence northerly with the W. B. line of said street one hundred fifty feet to the beginning.

Being the same property conveyed to Wendell G. Goodman and wife, Lucy E. Goodman by Warranty Deed from Joseph G. Marchetti and Ann Moser, Co-Executors of the Estate of Mildred Bean dated August 21, 2003 and recorded August 25, 2003 as Instrument No. 20030825-0123181, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-151022

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4901 Park Avenue, Nashville, TN 37209

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, has 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 our hands this 31st day March, 2015.

Wendell G. Goodman

Lucy E. Goodman

STATE OF TENNESSEE

COUNTY OF Davidson

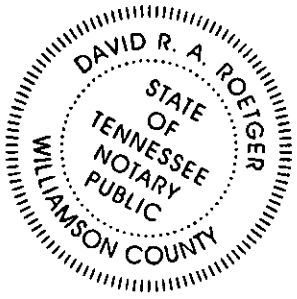
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Wendell G. Goodman and wife, Lucy E. Goodman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public

My Commission Expires: 7 - 24-17

(SEAL)



File Number: NAT-151022