Return To: 15-0126
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

File #15057

BILL GARRETT, Davidson County
Trans:T20150026283 DEEDWARR
Recvd: 04/08/15 14:54 3 pgs
Fees:18.00 Taxes:1942.50
20150408-0031001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $523,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES:

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:
Adam G. Abeles	Community Mtg LLC (New Owner)	-083-05-0-316.00
(NAME)	(NAME)	
1206 Calvin Avenue	19045 E. Valley View Pkwy Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence MO 64055	
(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**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam G. Abeles and Christina A. Bailey, 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 Lot No. 43 on the Plan of Map of F. O. Beazleys Subdivision of Block "C" of the Douglas Place in East Nashville, of record in Plat Book 2, Page 66, 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. 43 fronts 50 feet on the southerly side of Calvin Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gary Goetzman by Warranty deed from Charles R. Smith and wife, Dorothy M. Smith of record in Instrument No. 20140611-0051053 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 11, 2014.

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 MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 2, page 66, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1206 Calvin Avenue, 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 gender

Witness my hand this ____ day of April, 2015.

Gary Goetzman

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of the County and State first above written, do hereby certify that Gary Goetzman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein contained.

Witness my hand and official seal, this the _____ day of April, 2015.

SEE ATTACHED ACKNOWLEDGMENT

_____
Notary Public

My Commission Expires:

(SEAL)

RETURN RECORDED DOCUMENTS TO:

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 2ND of APRIL, 2015, before me, Catharine A. Sowards, a notary public,
(insert name and title of the officer)

personally appeared GARY MICHAEL GOETZMAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GSN1 CATHARINE A. SOWARDS
COMM. # 1945299
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
July 24, 2015 GSN1