| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF ~~XXXXXX~~ WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS April 10, 2015.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 9/10/2018 (AFFIX SEAL) |
|---|---|

Davidson County DEEDWARR
Recvd: 04/15/15 09:07 3 pgs
Fees:18.00 Taxes:999.00
20150415-0033117

# WARRANTY DEED

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0164**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Barbara J. Dale** | Bank of America | **126-16A-55CO** |
| (NAME)<br>**6629 Valleypark Drive** | (NAME)<br>4909 Savarese Circle | |
| (ADDRESS)<br>**Nashville,TN 37221** | (ADDRESS)<br>Tampa, FL 33634 | |
| (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, WE, **Michael A. Golden and Rebecca Golden, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara J. Dale, an unmarried individual,** 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. 55 on the Plan of Riverwalk, Phase 1A, Section I, and Phase 1B, Section I, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael A. Golden and Rebecca Golden, husband and wife, by Warranty Deed from Land Development.Com, Inc., a Tennessee Corporation, recorded October 3, 2013 in Instrument Number 20131003-0104148, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **6629 Valleypark Drive, Nashville, TN 37221**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **April, 2015**.

Michael A. Golden

Rebecca Golden

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael A. Golden and Rebecca Golden**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **April, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO**
**Stewart Title Company**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**
**File #** 01288-25149

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

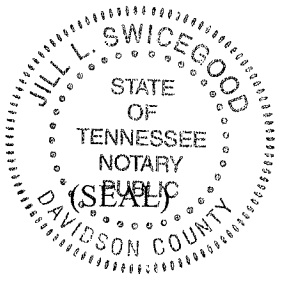
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: 9/10/2018