BILL GARRETT, Davidson County
Trans:T20150031577 DEEDWARR
Recvd: 04/27/15 09:59 2 pgs
Fees:13.00 Taxes:1468.90
20150427-0037295

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 397,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2015.

Notary Public

My commission expires: 9-20-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAROLYN GOFRON	Same	**08306036200**
507 N 17TH ST		
NASHVILLE, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

UNA W. TILSON, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROLYN GOFRON, UNMARRIED WOMAN

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 THE NORTHERLY 5 FEET OF LOT NO. 3 AND THE SOUTHERLY 45 FEET OF LOT NO. 4 ON THE PLAN OF JOHN SHIELDS SUBDIVISION, OF LOT NO. 6 IN W. L. HORN'S SPOUT SPRING TRACT, AS OF RECORD IN BOOK 57, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF NORTH 17TH, FORMERLY HUGHES STREET, AND RUNS BACK BETWEEN LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO UNA W. TILSON, UNMARRIED, BY WARRANTY DEED FROM MICHAEL EUGENE WHITTINGTON AND MARCIA KAREN WHITTINGTON AND CYNTHIA GAYLE KNOX, DATED 04/17/2006 AND RECORDED ON 04/19/2006 IN INSTRUMENT NUMBER 20060419-0044540, REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 507 N 17TH ST, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 22nd day of April, 2015.

Una W. Tilson
UNA W. TILSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
CR

Personally appeared before me, a Notary Public of said County and State, UNA W. TILSON, UNMARRIED, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2015.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD