WARRANTY DEED

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 07-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristen P. Gathany	SIRVA Mortgage, Inc.	10302024900
(NAME)	(NAME)	
5706 Burgess Avenue	6200 Oak Tree Blvd., Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150034036 DEEDWARR
Recvd: 05/04/15 14:41 2 pgs
Fees:13.00 Taxes:1183.63
20150504-0040279

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Goss and wife, Susan Goss, and Jake Goss, an unmarried man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristen P. Gathany, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 2, on the plan of C. C. Vernon's Farm, Resubdivision of Lot 7, Revision to Lot 1 and 2, as shown on plat of record in Instrument No. 20061201014883, revised in Instrument 200804080035627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Stephen Goss, and wife, Susan Goss and Jake Goss, an unmarried man by Warranty Deed dated 06/05/2009 from McCorison Homes, Inc. of record in Instrument 200906170056391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to (1) All matters as set forth per Book 161, Page 164, Instrument 200612010148683, Instrument 200804080035627, and (2) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4017, Page 367, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5706 Burgess Avenue, Nashville, TN 37209
(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 GRANTEE(S), their heirs and/or 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

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), their heirs and/or 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, 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 GRANTEE(S), their heirs and/or 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 29th day of April, 2015.

Stephen Goss

Susan Goss

Jake Goss by Stephen Goss, his Attorney-in-Fact

State of Arkansas
County of BENTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Goss and Susan Goss**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2015.

Susanne K Kroblin
Notary Public
My Commission Expires: 3.1.21

SUSANNE K. KROBLIN
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 01, 2021
Commission No. 12380850

State of Arkansas
County of BENTON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Stephen Goss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Jake Goss**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20150504-0040280 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 29th day of April, 2015.

Susanne K Kroblin
Notary Public
My Commission Expires: 3.1.21

SUSANNE K. KROBLIN
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 01, 2021
Commission No. 12380850

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067