BILL GARRETT, Davidson County
Trans:T20150043970 DEEDWARR
Recvd: 06/04/15 13:34 2 pgs
Fees:13.00 Taxes:573.50
20150604-0052383

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G15-1892D

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TAMMY HARRIS

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Castleridge Home Builders, LLC (NAME)	New Owner (NAME)	91-2-212
6004 Pennsylvania Avenue (STREET ADDRESS)	1101 Riverside Dr (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Berry Brock Goolsby and Carlene Goolsby, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Castleridge Home Builders, LLC**, 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 westerly 10 feet of Lot No. 3 and the easterly 35 feet of Lot No. 5, Block 14 on the unrecorded portion of Cherokee Park Subdivision. Said parts of Lots No. 3 and 5 front together 45 feet on the north side of Pennsylvania Avenue and runs back on the parallel lines, parallel with and 90 feet west of the westerly margin of 60th Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Berry Brock Goolsby and wife, Carlene Goolsby from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., by Deed dated April 9, 1992, in Book 8599, Page 950, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6004 Pennsylvania 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, 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. Whenever 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 1st day of June, 2015.

Berry Brock Goolsby

Berry Brock Goolsby

June 01, 2015
Date

Carlene Goolsby

Carlene Goolsby

June 01, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Berry Brock Goolsby and Carlene Goolsby, husband and wife, the bargainor(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 and official seal, this 1st day of June, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066