WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150046676 DEEDWARR
Recvd: 06/12/15 09:58 2 pgs
Fees:13.00 Taxes:647.50
20150612-0055711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/11/17 (AFFIX SEAL)

BRANDY GOMAZ — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALEB AND MEGAN SEXTON	CALEB AND MEGAN SEXTON	19 082.03 0 255.00
(NAME)	(NAME)	
1124 MERIDIAN STREET	1124 MERIDIAN STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	NASHVILLE, TN 37207	
(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, RICKY GOOCH, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALEB SEXTON AND WIFE, MEGAN SEXTON, 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:

Being Lot No. 151 on the Plan of Benedict Land Company's subdivision of the Lucy H. Lindsley property, as of record in Book 332, page 40, Register's office for Davidson County, Tennessee.

Said Lot No. 151 fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 173 ½ feet to an alley.

Being the same property conveyed to Ricky Gooch, a single person, by Executor's Quit Claim deed from Ricky Gooch, Executor of the Estate of Mamie Christine Montgomery, deceased, by deed of record as Instrument No. 20150414-0033019, dated April 8, 2015, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1124 MERIDIAN STREET, NASHVILLE, TN 37207
(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, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 hand this 10th day of June, 2015.

BY: Ricky Gooch
RICKY GOOCH

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Howard

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, RICKY GOOCH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbia, MD this 10 day of June, 2015.

Notary Public
My Commission Expires: June 15, 2016



RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219