WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064755 DEEDWARR
Recvd: 08/05/15 10:12 2 pgs
Fees:13.00 Taxes:592.00
20150805-0077755

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad Goldstein, Catherine Goldstein and Derek Dacka	New Owner	08207019000
(NAME)	(NAME)	
1841 NW 32nd Ct		
(ADDRESS)	(ADDRESS)	
Oakland Park FL 33309		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Velma Prowell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brad Goldstein and Catherine Goldstein, husband and wife, and Derek Dacka, unmarried,** 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. 18, on the Plan of Townwood Homes, Section 1, as of record in Book 3106, Page 147, Register's Office for said County. Beginning at a point in the easterly margin of Joseph Street, at the common corner of Lots 18 and 19; thence with the line between said Lots, South 83 degrees 47' East 136 feet to the westerly margin of an alley; thence with said alley, northerly 10.4 feet to the beginning of a curve, having a radius of 25 feet; thence around said curve, northwesterly 31.15 feet to a point in the southerly margin of Hancock Street; thence with the margin of the same, North 83 degrees 02' West 91 feet to the beginning of a curve having a radius of 25.0; thence around said curve, southwesterly 39.60 feet to the easterly margin of Joseph Street; thence with the margin of the same; southerly 6.7 feet the the point of beginning.

Being the same property conveyed to Velma Prowell, by deed of record in Instrument No. 20140401-0026646 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 735 Joseph Ave., 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, 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.

Witness my/our hands this 24th day of July, 2015.

Velma Prowell

State of Tennessee
County of Davidson

Personally appeared before me Velma Prowell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2015.

Notary Public
My Commission Expires:

File No.: 9855

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017