Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150083788 DEEDWARR
Recvd: 10/01/15 15:53 2 pgs
Fees:13.00 Taxes:1091.50
20151001-0100136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Randy H Goins
Heather Goins
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2015.

Robert Ryan Breckenridge
Notary Public

My commission expires: Aug. 21, 2022

ROBERT RYAN BRECKENRIDGE NOTARY PUBLIC SOUTH CAROLINA My Commission Expires 08/21/2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terri B. Borders Lawrence A. Borders, III		
1306 Riverwood Drive	New Owner	061-12-0-217.00
Nashville, TN 37216-2322		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDY H. GOINS AND HEATHER GOINS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRI B. BORDERS AND LAWRENCE A. BORDERS, III AND KATHRYN G. BORDERS,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 39 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Williams Williams Land on Gallatin Turn Pike of record in Plat Book 547, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randy H. Goins and Heather Goins, husband and wife by Warranty deed from Catherine M. Andrew f/n/a Catherine M. Brown and husband, James W. Andrew of record in Instrument No. 20100607-0043969 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 07, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1306 Riverwood Drive, Nashville, TN 37216-2322.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of September, 2015.

Randy H. Goins

Heather Goins

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Randy H. Goins and Heather Goins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of September, 2015.

Notary Public

My Commission Expires:

Aug. 21, 2022

ROBERT G. RECKENRIDGE NOTARY PUBLIC My Commission Expires 08/21/2022