WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-27574

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company/Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel M. Goldberg	NEW OWNER	155-00-O-215.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
8421 Russell Road		Trans:T20150090095 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/22/15 11:44 2 pgs
Nashville, TN 37221		Fees:13.00 Taxes:1313.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20151022-0107593

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, **Thomas M. Walters and spouse, L. Gayle Walters**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joel M. Goldberg and Audrey F. Arkovitz, tenants in common**, 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 described according to the survey of A & A Engineers, Inc., dated August 25, 1977 as follows:
Beginning at a point in the centerline of Russell Road, said point being the northwest corner of the property conveyed to Thomas H. Peebles, III, and wife, Katherine K. Peebles, by deed of record in Book 4163, Page 837, Register's Office for said County; thence, with the centerline of said Road in an easterly direction, North 68 degrees 36 minutes 3 seconds East 131.42 feet to a point; thence continuing with said centerline, North 62 degrees 46 minutes 01 seconds East 98.62 feet to a point; thence with said centerline, North 65 degrees 39 minutes 36 seconds East 151.23 feet to a point; thence with said centerline North 72 degrees 58 minutes 07 seconds East 97.06 feet to a point; thence with said centerline, North 84 degrees 00 minutes 25 seconds East 102.23 feet to a point; thence leaving said centerline, South 3 degrees 29 minutes 06 seconds West 503.38 feet to a point; thence North 87 degrees 35 minutes 27 seconds West 531.3 feet to a point; thence North 3 degrees 49 minutes 33 seconds East 286.25 feet to the point of beginning.

Being the same property conveyed to Thomas M. Walters and spouse, L. Gayle Walters by Warranty Deed from Henry W. Bell and spouse, Frances N. Bell, dated September 9, 1999 and recorded September 10, 1999 of record in Book 11657, Page 864, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 Property taxes have been prorated

between the Grantor and Grantee.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

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 8421 Russell Road, Nashville, TN 37221
(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 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 16 day of Oct, 2015.

Thomas M. Walters

L. Gayle Walters

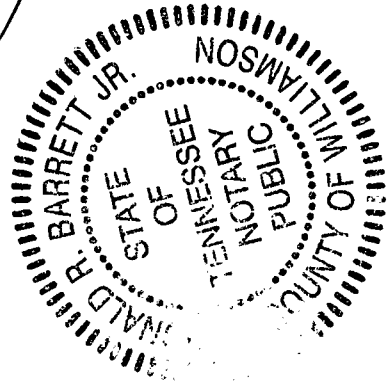
State of Tennessee
County of Williamson

Personally appeared before me Thomas M. Walters and L. Gayle Walters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of Oct, 2015.

Notary Public

My Commission Expires: 8/27/19



RETURN TO:
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Franklin, TN 37064