G#27888-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102742 DEEDWARR
Recvd: 12/04/15 12:08 2 pgs
Fees:13.00 Taxes:1402.30
20151204-0122417

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$379,000.00**.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 1st day of December, 2015.

Notary Public

My commission expires: 7.8.2019
(AFFIX SEAL)

CAROLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Spencer Goudeau **Courtney Goudeau**	**"New Owner"**	**Map 104-16-0-165.00**
1724 Linden Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Adam J. Liff, Trustee of the Adam J. Liff Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Spencer Goudeau and Courtney Goudeau , husband and wife

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. 107, on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332 , Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Adam J. Liff, by Deed dated July 29, 1997 from Mark Francisco and spouse, Rebecca L. Burnett, of record in Book 10551, Page 24, Register's Office for Davidson County, Tennessee. The said Adam J. Liff having Quitclaimed to Adam J. Liff, Trustee, of The Adam J. Liff Living Trust, of record in Instrument No. 20050106-0002230, dated December 4, 2004, Register's Office for Davidson County, Tennessee.

All matters shown on the conveyance of the above described parcel of land:

(1) The Plan of record in Book 332, Page 117, said Register's Office;
(2) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1724 Linden Avenue, Nashville, TN 37212**

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 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 hand(s) this **1st** day of **December, 2015.**

, Trustee

Adam J. Liff, Trustee of the Adam J. Liff Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Adam J. Liff, Trustee of the Adam J. Liff Living Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **December, 2015.**

Notary Public

My Commission Expires: 07.03.2017

