Davidson County DEEDWARR
Recvd: 12/17/15 11:30 4 pgs
Fees:23.00 Taxes:1041.55
20151217-0126992

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of December, 2015.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kandy Reid Gott and James Ray Gott 213 Cumberland Circle Nashville, TN 37214	SAME AS NEW OWNER.	-09605003200

WARRANTY DEED

FOR AND IN 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, WE, **Leslie Purkey and husband, Marc Purkey**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kandy Reid Gott and husband, James Ray Gott** 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:

See attached EXHIBIT A

Tax Map and Parcel ID is as follows 09605003200

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 213 Cumberland Circle, Nashville, TN 37214

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.

EXHIBIT A
Legal Description

Property known as 213 Cumberland Circle Nashville, TN 37214, County of Davidson

Land in the 3rd Civil District of Davidson County, Tennessee, being the south 95 feet front and 100 feet rear of Lot No. 61 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of the Sam P. Sweeney Farm, of record in Book 843, Page 16, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the easterly margin of Cumberland Circle, the common corner of Lot Nos. 60 and 61 on said plan; running thence in an easterly direction, along the north line of Lot No. 60, 450 feet to a point, the common corner of Lot Nos. 60 and 61 on said Plan; thence in a northerly direction, along the dividing line between Lot Nos. 61 and 45 and 46 on said Plan, 100 feet to a point; thence in a westerly direction, 368.2 feet, more or less, to a point in the easterly margin on Cumberland Circle, said point being 50 feet south of the common corner of Lot No. 61 and 62 in said Plan; thence in a southerly direction, along the easterly margin of Cumberland Circle, 95 feet to the point of beginning.

Being the same property conveyed to Leslie Purkey and husband, Marc Purkey by deed from Bradley H. McKnight and wife, Valerie S. McKnight with a consideration amount of $190,000.00, dated 6/14/2013, recorded 6/17/2013 and filed of record in Instrument No. 20130617-0061527, said Register's Office.

Tax Map and Parcel ID is as follows 09605003200

LP
MP

Witness my hand this 15th day of December, 2015.

Leslie Purkey

Marc Purkey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2015, before me personally appeared **Leslie Purkey and husband, Marc Purkey,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of December, 2015.

Notary Public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 5/8/18

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

