WARRANTY DEED

File #15586

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150109925 DEEDWARR
Recvd: 12/30/15 10:28 2 pgs
Fees:13.00 Taxes:1849.63
20151230-0130975

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Finney	New Owner	-061-16-0-144.00
(NAME)	(NAME)	
1343 Greenland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Gary Goetzman, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad Finney and Emily Finney, husband and wife** HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No. 23 and the Southerly 25 feet of Lot No. 22 of Block "C", on the Map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 22 and all of Lot No. 23 front together 75 feet on the Easterly side of Greenland Avenue and extend back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Gary Goetzman, a married man by Warranty deed from M&R Urban Ventures I, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140715-0062270 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 15, 2014.

Subject Property was not a marital residence of Gary Goetzman, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

Being also known as 1343 Greenland Avenue Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1343 Greenland Avenue, Nashville, TN 37216

(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 hand this 21st day of December, 2015.

Gary Goetzman

STATE OF ~~TENNESSEE~~ California

COUNTY OF ~~Davidson~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Goetzman, a married man, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: July 26, 2019

MARK BRYAN
Commission # 2121000
Notary Public - California
Los Angeles County
My Comm. Expires Jul 26, 2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076