BILL GARRETT, Davidson County
Trans:T20150109916 DEEDWARR
Recvd: 12/30/15 10:26 2 pgs
Fees:13.00 Taxes:1368.63
20151230-0130986

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 $ 369,900.00

Affiant

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

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kevin Groher and Kandace Groher 4204 Stone Hall Blvd Hermitage, TN	SAME AS NEW OWNER.	-08504 0A 221.00

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, **Kandy Gott, a married woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Groher and Kandace Groher** 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:

Property known as 4204 Stone Hall Blvd Hermitage, TN , County of Davidson.

Being Lot No. 221 on the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section 2a, a planned unit development, of record in Instrument No. 20130116-0005295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kandy Gott, a married woman by deed from Phillips Builders, LLC, A Tennessee Limited Liability Company dated 7/29/2013, recorded 8/5/2013 filed of record in Instrument No. 20130805-0081920, said Register's Office.

James Gott, spouse of Kandy Gott, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

Tax Map and Parcel ID is as follows 08504 0A 221.00

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 4204 Stone Hall Blvd, Hermitage, TN

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 unemcumbered, 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 15th day of December, 2015.

Kandy Gott

James Gott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2015, before me personally appeared **Kandy Gott and James Gott**, 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