WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Logan Michael Good	Same	172-12-0A-013.00-CO
(NAME)	(NAME)	
6040 Bradford Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jaime Cabrera, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deanna Leigh Smith, a single woman and Logan Michael Good, a single man, as joint tenants with right of survivorship, 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. 13 on the Plan of Section One, Bradford Hills, R-15 Residential P.U.D. (formerly Gillespie Meadows) of record in Plat Book 7900, Page 6 and as amended in Plat Book 7900, Page (s) 110 through 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime Cabrera, unmarried by Warranty Deed from Stephen Dale, and Carmen F. Dale, husband and wife, of record in Instrument No. 20071217-0144379, Register's Office for Davidson County, Tennessee, dated July 09, 2007 and recorded on December 17, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6040 Bradford Hills Drive, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans:T20150110340 DEEDWARR
Recvd: 12/31/15 09:56 2 pgs
Fees:13.00 Taxes:809.93

20151231-0131439

Witness my hand this 30th day of December, 2015.

Jaime Cabrera

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jaime Cabrera**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

