BILL GARRETT, Davidson County
Trans:T20160015620 DEEDWARR
Recvd: 02/25/16 13:08 2 pgs
Fees:13.00 Taxes:2682.50
20160225-0018094

WARRANTY DEED

Mailed:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.11.19

(AFFIX SEAL)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirt Webster	Kirt Webster	64-15-12
(NAME)	(NAME)	
49 Music Square West Ste 503	253 Jackson Meadows	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Hermitage TN 37076	
(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, WE, **James L. Goins Jr. and Vivienne Ruddock Goins**, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIRT B. WEBSTER**, 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 all of Lot No. 12, on the plan of Resubdivision of Lot 12, 13 & 14 and Lot 1 Resubdivision of Lot 15, 16 & 17, Andrew Jackson Business Park, Phase II, as shown on Plat of Record in Instrument No. 200108310094800, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and description thereof.

BEING the same property conveyed to James L. Goins, Jr. and Vivienne Ruddock Goins, Husband and Wife, by deed from Daystar Management, LLC of record in Instrument No. 20140103-0000738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 253 Jackson Meadows Dr., Hermitage, TN 37076
(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 our hands this 16th day of February, 2016.

James L. Goins Jr.

Vivienne Ruddock Goins

Vivienne Ruddock Goins

State of Tennessee

County of WILSON

Personally appeared before me James L. Goins Jr. and Vivienne Ruddock Goins, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2016.

Notary Public S. NIXON PRESSLEY

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE