BILL GARRETT, Davidson County
Trans:T20160023821 DEEDWARR
Recvd: 03/23/16 15:51 2 pgs
Fees:13.00 Taxes:647.50
20160323-0027730

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,000.00 Laurie B Adams Affiant Subscribed and sworn to before ~~me, this the~~ 22nd day of March, 2016. Notary Public My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Laurie Adams		
600 12th Ave. S., #1905	New Owner	072-07-0-242.00
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DORCIA A. GODBOLT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURIE ADAMS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly part of Lot No. 30 and all of 31 on the Plan of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Oakhurst Avenue at the corner of Lots Nos. 31 and 32; thence, with the line between said two lots Southwardly 150 feet to the Northerly margin of an alley; thence, with said alley, Westwardly 128.75 feet to the Southeast corner of the property conveyed to Margaret Gwin of Deed from R. B. Baxensale of record in Book 919, Page 87, Register's Office for Davidson County, Tennessee; thence with Gwin's Easterly line, Northwardly 157 feet, more or less to the Southerly margin of Oakhurst Avenue; thence with said Avenue, Eastwardly 80.5 to the Beginning.

Being the same property conveyed to Dorcia A. Godbolt, unmarried by deed from Patricia R. Hunt, unmarried of record in Instrument No. 20030909-0131503 Register's Office for Davidson County, Tennessee, dated August 25, 2003 and recorded on September 09, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1304 Oakhurst Drive, Nashville, TN 37216-3206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of March, 2016.

Dorcia A. Godbolt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dorcia A. Godbolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of March, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017