Davidson County DEEDWARR
Recvd: 04/26/16 15:23 3 pgs
Fees:18.00 Taxes:849.15
20160426-0040760

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$229,500.00**. Affiant Subscribed and sworn to before me, this the 21st day of April, 2016. Notary Public My commission expires: 1-8-18 (AFFIX SEAL)

KIMBERLY CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cameron Matthew Goedde **Angela Khristyne Rhodes**		**Map 168-00-0 Parcel 053-00**
8287 Old Harding Pike	Same	
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Thomas and husband, James Myers, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron Matthew Goedde and Angela Rhodes, husband and wife

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 described as follows:

Beginning at the intersection of Highway #100, and Old Harding Place; thence North 65 deg. 09' East 209.89 feet; South 5 deg. 01' West 28.25 feet to North margin of Highway #100; North 73 deg. 17' East 277.06 feet with Merritt line; North 66 deg. 6' East 154.81 feet Mitchell's line; thence North 16 deg. West 215.80 feet to center of Old Harding Pike; thence South 62 deg. 35' West 300.94 feet to the point of curve centerline curve distance 177.43; delta 14 deg. 20'; tangent 89.41 feet radius 710.5; thence South 48 deg. 14' West 199.04 feet from point of tangent, South 41 deg. 46' East 25 feet, to point of beginning, containing 1.46 acres, more or less, by survey of Perry A. Chapdelaine.

Being the same property conveyed to Gary Thomas and James Myers, by Special Warranty Deed dated June 22, 2007 from Deutsche Bank National Trust Company, as Trustee by Litton Loan Servicing LP, as Attorney in Fact, of record in Instrument No. 20071120-0135918, Register's Office for Davidson County, Tennessee. James Myers is also known as Jim A. Myers.

The conveyance of the above described parcel of land is subject to the following: (1) Restrictive Covenants for attached structure contained in instrument of record in Instrument No. 20081203-0117178, Register's Office for Davidson County, Tennessee. (2) Subject to Electric Power Line granted to Tennessee Electric Power Company, of record in Book 787, Pages 69 and 70, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **8287 Old Harding Pike, Nashville, Tennessee 37221**

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 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/our hand(s) this **21st** day of **April, 2016.**

Gary Thomas by Houston Howell, attorney-in-fact

Gary Thomas by Houston Howell, Attorney-in-Fact

James Myers by Houston Howell, attorney-in-fact

James Myers by Houston Howell, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Gary Thomas and James Myers**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Gary Thomas and James Myers**, for the purpose therein contained, by signing the name of **Gary Thomas and James Myers,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2016.

My commission expires: 5-8-18

Anna Agee

Notary Public

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

