WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035014 DEEDWARR
Recvd: 04/28/16 10:25 2 pgs
Fees:13.00 Taxes:740.00
20160428-0041415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gogala, LLC	Gogala, LLC	072-10-0-272.00
(NAME)	(NAME)	
P.O. Box 3051	P.O. Box 3051	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024	Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KRISTINE M. HOUSER AND SPOUSE, ELIOT B. HOUSER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GOGALA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, IT SUCCESSORS AND OR 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 northerly 60 feet of the southerly 132 feet of Lots Nos. 28, 29 and 30 on the Plat of Montgomery Heights, part of the Litton Land, as of record in Book 332, page 47, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Scott Avenue or Street, 72 feet northerly from the northerly margin of Highland Avenue; thence with the easterly margin of Scott Avenue; northerly 60 feet; thence easterly and parallel with Highland Avenue, 157 feet to the line between Lots Nos. 27 and 28; thence with Said line southerly 60 feet thence westerly 157 feet to the beginning.

Being the same property conveyed to KRISTINE M. HOUSER AND SPOUSE, ELIOT B. HOUSER, by deed from SHR PROPERTIES, A GENERAL PARTNERSHIP, of record in Instrument No. 20120130-0008133, dated January 27, 2012, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plat of Montgomery Heights, part of the Litton Land, as of record in Book 332, page 47, Register's Office for said County; and any and all easements and restrictions of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

unimproved ☐

This is improved ☒ property, known as 2303 Scott Avenue, Nashville, TN 37216

(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 25th day of April, 2016.

Kristine M. Houser

Eliot B. Houser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINE M. HOUSER AND SPOUSE, ELIOT B. HOUSER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 25th day of April, 2016.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/18