WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/16 08:07 3 pgs
Fees:18.00 Taxes:638.25
20160520-0050464

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$172,500.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of May 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Pamela A. Esposito and Jeanette M. Hofmann	New Owner	034-05-0-041.00
512 Monica Avenue		
Goodlettsville, TN 37072	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gladys G. Koonce, widow and Georgie A. Koonce, a single person, as Joint Tenants with the Rights of Survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Pamela A. Esposito, unmarried and Jeanette M. Hofmann, unmarried, joint owners with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Gatewood, Section I, as of record in Book 3300, Pages 47/52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George S. Koonce and wife, Gladys G. Koonce and Georgie A. Koonce, a single person from Nancy Welch and husband, Ronald Welch by Warranty Deed on August 7, 1985, of record in Book 6630, Page 462, Register's Office for Davidson County, Tennessee. Further conveyed to George S. Koonce and wife, Gladys G. Koonce and Georgie A. Koonce, a single person, as Joint Tenants with the Rights of Survivorship from George S. Koonce and wife, Gladys G. Koonce and Georgia A. Koonce by Quitclaim Deed on April 13, 1998, of record in Book 10898, Page 370, Register's Office for Davidson County, Tennessee. Said George S. Koonce having since died on 12/23/99 leaving Gladys G. Koonce and Georgie A. Koonce as the surviving tenants.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Pages 47 through 52, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3370, Page 121, as amended in Book 3375, Page 249 and Book 3398, Page 438, Register's Office for Davidson County, Tennessee.

This is improved property known as: **512 Monica Avenue, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 13, 2016.

Georgie A. Koonce

Georgie A. Koonce

Gladys G. Koonce by Georgie A. Koonce as Attorney in Fact

Gladys G. Koonce by Georgie A. Koonce as Attorney in Fact

Gladys G. Koonce by Lois Genell Beach as attorney in fact

Gladys G. Koonce by Lois Genell Beach as Attorney in Fact

STATE OF TENNESSEE COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Georgie A. Koonce** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 13, 2016

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Georgie A. Koonce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Gladys G. Koonce, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gladys G. Koonce, the bargainor(s), by the said Georgie A. Koonce, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of May, 2016.

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

My Commission Expires: 11-5-2018

NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Lois Genell Beach with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Gladys G. Koonce, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Gladys G. Koonce, the bargainor(s), by the said Lois Genell Beach, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of May, 2016.

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

My Commission Expires: 11-5-2018

NOTARY PUBLIC

I, Andy Maloney, do hereby make 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE