WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160043529 DEEDWARR
Recvd: 05/24/16 11:54 2 pgs
Fees: 13.00 Taxes: 1776.00
20160524-0051976

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,999.00

Kip Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel I. Goldstein and Amy E. Goldstein	New owner	129 10 0 012.00
(NAME)	(NAME)	
142 Carnavon Pkwy.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($479,999.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kip Kirby, a married woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy E. Goldstein and Daniel I. Goldstein, wife and husband**, 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 Lot No. 129 on the plan of West Meade Park, Inc., Section 2, of record in Book 2854, Page 122, Register's Office for said County.

Said Lot No. 129 fronts 134.0 feet on the northerly margin of Carnavon Parkway and extends back 346.2 feet on the westerly line to a dead line in the rear, measuring 133.8 feet thereon.

Being the same property conveyed to Todd D. Cerney and spouse, Kip Kirby by Warranty Deed from Alfred G. Preston and spouse, Mary Helen Preston dated June 22, 1992 and recorded June 26, 1992 in Book 8662, Page 168, in said Register's Office for Davidson County, Tennessee. The said Todd D. Cerney having died on March 14, 2011 leaving Kip Kirby as the surviving tenant by entirety.

The said Todd D. Cerney having since died on March 14, 2011, Davidson County, Tennessee, vesting property to Kip Kirby as the surviving tenant by the entirety.

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Kip Kirby having since married, her husband, John R. Seal joins in this Warranty Deed for the purpose of conveying his marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 142 Carnavon Pkwy., Nashville, TN 37205

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, has 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 23rd Day of May, 2016

Kip Kirby

John R. Seal

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Kip Kirby and John R. Seal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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