WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES:
(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).
Maxwell Speyer as Trustee of James Family Trust	Max Speyer as Trustee of James Family Trust	130 01 0 162.00
(NAME)	(NAME)	
144 Blackburn Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/31/16 09:30 3 pgs
Fees:18.00 Taxes:2062.75
20160531-0054135

For and in consideration of the sum of Five Hundred Fifty-Seven Thousand Five Hundred And No/100 Dollars ($557,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carol Lynn Gothard, a single woman** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maxwell T. Speyer, Trustee of the James Family Trust**, 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. 48 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed John A. Gothard and wife, Carolyn P. Gothard by Warranty Deed from Charles K. Cosner and wife, Margaret C. Cosner, of record in Book 3678, Page 57, in the Register's Office for Davidson County, Tennessee, dated February 7, 1964 and recorded on February 10, 1964. The said John A. Gothard and wife, Carolyn P. Gothard having since divorced.

Being the same property conveyed to Carolyn Payne Gothard by Final Decree from John Anthony Gothard of record in Book 5879, Page 114, Register's Office for Davidson County, Tennessee, dated August 3, 1970 and recorded April 29, 1982, also of record in Book 11675, page 990, Register's Office for Davidson County, Tennessee, as recorded on September 27, 1999. The said Carolyn Payne Gothard a/k/a Carolyn P. Gothard Medwedeff died May 10, 2008, and by her Last Will and Testament of record in Probate Docket No. 08P-904 in the Seventh Circuit for Davidson County, Tennessee, devised the subject property to her daughter, Carol Lynn Gothard.

File Number: GRN-162978SSO

~~Gothard, as recorded February 10, 1964 in Deed Book 3678, page 57, in said Register's Office for Davidson County, Tennessee~~

~~Carolyn P. Gothard-Medwedeff having died May 10th 2008. Said Will and Testament of record in Probate Docket No. 08P-904 in the Seventh Circuit for Davidson County, Tennessee conveying title of property to Carol Lynn Gothard.~~

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 144 Blackburn Ave, 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 27th day of May, 2016.

Carol Lynn Gothard

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Carol Lynn Gothard 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 26th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-162978SSO

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY