BILL GARRETT, Davidson County
Trans:T20160053481 DEEDWARR
Recvd: 06/23/16 09:33 3 pgs
Fees:18.00 Taxes:740.00
20160623-0063970

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167579

WARRANTY DEED

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Derek Dacka
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

NOTARY PUBLIC

My commission expires: 5-20-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tricia Gadsby 735 Joseph Avenue Nashville, TN 37207	Caliber Home Loans PO Box 650820 Dallas, TX 75265	082 07 0 190.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRAD GOLDSTEIN AND CATHERINE GOLDSTEIN, HUSBAND AND WIFE, AND DEREK DACKA, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TRICIA GADSBY, UNMARRIED.**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 18, on the Plan of Townwood Homes, Section 1, as of record in Book 3106, Page 147, Register's Office for said County, Beginning at a point in the easterly margin of Joseph Street, at the common corner of Lots Nos. 18 and 19; thence with the line between said Lots, South 83 degrees 47' East 136 feet to the westerly margin of an alley; thence with said alley, northerly 10.4 feet to the beginning of a curve, having a radius of 25 feet; thence around said curve, northwesterly 31.15 feet to a point in the southerly margin of Hancock Street; thence with the margin of the same, North 83 degrees 02' West 91 feet to the beginning of a curve having a radius of 25.0 feet; thence around said curve, southwesterly 39.60 feet to the easterly margin of Joseph Street; thence with the margin of the same, southerly 6.7 feet to the point of beginning.

Being the same property conveyed to Brad Goldstein and Catherine Goldstein, husband and wife, and Derek Dacka, unmarried, by Warranty Deed from Velma Prowell, dated 7/24/2013, recorded 8/5/2015, of record in Instrument No. 20150805-007755, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 735 Joseph Avenue, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of June, 2016.

DEREK DACKA

BRAD GOLDSTEIN

CATHERINE GOLDSTEIN

STATE OF FLORIDA
COUNTY OF BROWARD

Personally appeared before me, a Notary Public, Brad Goldstein and Catherine Goldstein, 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 seal, this the 20th day of June, 2016.

Notary Public
My commission expires: _____

Donald E. Spetkar
Commission # FF978675
Expires: April 4, 2020
Bonded thru Aaron Notary

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Derek Dacka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of June, 2016.

Notary Public
My commission expires: _____

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of June, 2016.

DEREK DACKA

BRAD GOLDSTEIN

CATHERINE GOLDSTEIN

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Brad Goldstein and Catherine Goldstein, 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 seal, this the 20th day of June, 2016.

Notary Public
My commission expires: _____

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Derek Dacka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of June, 2016.

Gerald J Goetz
Notary Public
My commission expires: 10/23/2016

OFFICIAL SEAL
GERALD J GOETZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/23/16