WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

P-BR-16-1109-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse N. Kingham Goldstein	new owner	
(NAME) 1109 Kirkland Avenue	(NAME)	72-2-171.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORBIN DAVIS AND DEBORAH DAVIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE N. KINGHAM GOLDSTEIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Subdivision of Lot No. 45 and the West Half of Lot 44 on the Plan of Inglewood Place, of record in Plat Book 547, Page 24, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Corbin Davis and Deborah Davis, husband and wife, by Warranty Deed from Henry B. Guy, Jr. and Tammy A. Guy, married, recorded September 1, 2015 in Instrument Number 20150901-0088948 and being the same property conveyed to Henry B. Guy, Jr. and wife, Tammy A. Guy by Warranty Deed from Betty Jane Mosher, recorded April 22, 1996 in Book 10023, Page 268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 574, Page 24;
- Termination of Joint Driveway Agreement of record in Instrument No. 20000905-0087263, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1109 Kirkland Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160058561 DEEDWARR
Recvd: 07/11/16 09:41 2 pgs
Fees:13.00 Taxes:1498.50
20160711-0070446

Witness my/our hand(s) this the 6th DAY OF JULY, 2016.

Corbin Davis by John Gleaves, Attorney-In-Fact

Corbin Davis by John Gleaves, Attorney-In-Fact

Deborah Davis by John Gleaves, Attorney-In-Fact

Deborah Davis by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORBIN DAVIS AND DEBORAH DAVIS, and who acknowledged he/she/they executed the same as the free act and deed of the said CORBIN DAVIS AND DEBORAH DAVIS.

Witness my hand and official seal, this the 6th of July, 2016.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212