WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067859 DEEDWARR
Recvd: 08/05/16 13:50 2 pgs
Fees:13.00 Taxes:1905.50
20160805-0081530

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August 2016

Notary Public

MY COMMISSION EXPIRES: 9-6-18
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dewitt T. Goldsby and Natalie T. Goldsby	New Owner	103 12 0 006.00
(NAME)	(NAME)	
247 Cherokee Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph A. McKinney and wife, Heidi L. McKinney**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dewitt T. Goldsby and Natalie T. Goldsby, husband and wife**, 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. 37 of Block L on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 60' on the Westerly side of Cherokee Road and runs back 146.81' on the Northerly line and 144.80' on the Southerly line to a dead line and measures 60.03' thereon.

Being the same property conveyed to Cynthia M. Smith and Kimberly R. Hope, as joint tenants with rights of survivorship by Warranty Deed from Susan T. Evans, Single dated February 12, 1999 and recorded February 16, 1999 in Book 11341, Page 808, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly R. Hope, unmarried by Quitclaim Deed from Cynthia M. Smith, unmarried dated March 7, 2000 and recorded March 13, 2000 as Instrument No. 20000313-0025311, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Joseph A. McKinney and wife, Heidi L. McKinney by Warranty Deed from Kimberly R. Hope, unmarried dated October 30, 2014 and recorded October 31, 2014 as Instrument No. 20141031-0100919, in said Register's Office for Davidson County, Tennessee.

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 247 Cherokee Road, 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 .

Joseph A. McKinney

Heidi L. McKinney

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Joseph A. McKinney and wife, Heidi L. McKinney 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 1st of August, 2016.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9-10-18

(SEAL)

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