WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/16 09:10 3 pgs
Fees:18.00 Taxes:351.50
20160915-0096942

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 11/7/18

(AFFIX SEAL)

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Lee Morris	Reliance First Capital, LLC	
(NAME)	(NAME)	
3544 Pewitt Rd.	201 Old Country Rd Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Melville NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ester Caroline Goedicke, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Lee Morris,** _____ 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:

Beginning at an iron pin in the North margin of Pewitt Road (Vester Lane), the same being Robert Pemberton's Southwest corner; thence with the North margin of Pewitt Road, South 83 degrees West 82 feet to an iron pin; thence a new line, North 12 degrees 47 minutes 53 seconds West 377.73 feet to an iron pin in a fence; thence with said fence, North 58 degrees 12 minutes 02 seconds East 100.48 feet to an iron pin; thence a new line, South 12 degrees 47 minutes 53 seconds East 308.35 feet to an iron pin, Robert Pemberton's Northwest corner; thence with Robert Pemberton's west line, South 5 degrees 52 minutes 13 seconds East 111.91 feet to the beginning, containing 0.853 acres, more or less, according to survey by Marty Cantrell, Registered Surveyor, Post Office Box 293192, Nashville, Tennessee 37229, dated July 8, 1995.

Being the same property conveyed to Esther Caroline Goedicke by Warranty Deed from Patricia Parrish, unmarried and John Law and wife, Marissa Law, recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062645, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3544 Pewitt Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hands this 12th day of September, 2016.

Ester Caroline Goedicke

State of Tennessee
County of Williamson

Personally appeared before me Ester Caroline Goedicke, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of September, 2016.

Notary Public
My Commission Expires: 11/13/17

File No.: 11480

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019

Notary' Seal (if on paper)

