BILL GARRETT, Davidson County
Trans:T20160086018 DEEDWARR
Recvd: 09/30/16 09:15 2 pgs
Fees:13.00 Taxes:1535.50
20160930-0103120

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Friend and Leah Friend	New Owner	072-11-0X-002.00 CO
(NAME)	(NAME)	
2914 B Lee Davis Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary Goetzman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron A. Friend and Leah M. Friend, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 2914 Lee Davis Road Estates, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151026-0108839, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Gary Goetzman by Warranty Deed from Clifford Dee Abernathy, Jr., Nathaniel Lee Abernathy, Theresa Faye Gordon and Marjorie Ann Abernathy, recorded March 14, 2014 in Instrument No. 20140314-0021551, in the Register's Office of Davidson County, Tennessee.

The subject property has never been a marital residence of the Grantor herein.

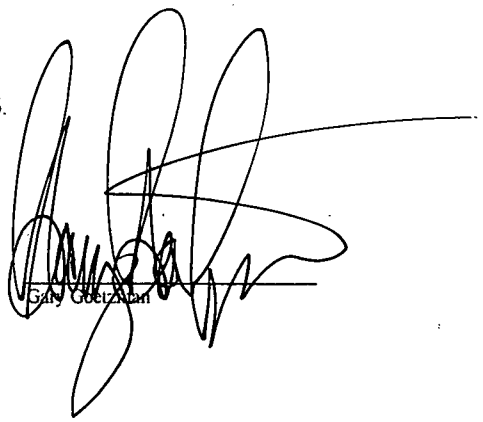
THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2914 B Lee Davis Road, Nashville, TN 37216

(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

Witness my hand this 22nd day of September, 2016.



Gary Goetzman

KB

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Goetzman, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of September, 2016.



Keishawna Baker
Notary Public

My commission expires: May 28, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206