WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Nygaard	Nancy Nygaard	064000071.00
(NAME)	(NAME)	
477 General Kershaw Drive	477 General Kershaw Drive	Davidson County DEEDWARR Recvd: 11/01/16 15:38 3 pgs Fees:18.00 Taxes:1665.00 **20161101-0115583**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, we, **Donald T. Goldsberry and wife, Mary B. Goldsberry**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nancy Nygaard, an unmarried woman,**, hereinafter called the GRANTEE(S), 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 a tract of land off the East Margin of General Kershaw Drive, and described according to a survey of Campbell, McRae and Associates, dated September 1, 1997, as follows: Beginning at a point in the westerly line of General Kershaw Drive, said point also being the southeasterly corner of the herein described tract and the northeasterly corner of property of Billy Joe Lee, Deed Book 5297, Page 523, Register's Office for Davidson County, Tennessee; thence leaving the westerly margin of General Kershaw Drive, North 88 degrees 24 minutes 54 seconds West, 1,124.65 feet to a point; thence North 00 degrees 05 minutes 05 seconds East, 200 feet to a point; thence South 88 degrees 24 minutes 56 seconds East, 1,125.15 feet to a point in the westerly margin of General Kershaw Drive; thence along said margin South 00 degrees 13 minutes 44 seconds West, 200 feet to the point of beginning.

Being the same property conveyed to Donald T. Goldsberry and wife, Mary B. Goldsberry by Deed from John A. Manning and wife, A. Danette Foster Manning, dated 09/12/1997, recorded 9/16/1997, of record in Book 10609, Page 489, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) Restrictive Covenant for Detached Structure of record in Book 11052, Page 877, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 477 General Kershaw Drive, Old Hickory, TN 37138
(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 GRANTEE(S), 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), 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 26 day of Oct, 2016.

Donald T. Goldsberry

Mary B. Goldsberry

State of Tennessee
County of Wilson

Personally appeared before me Donald T. Goldsberry and Mary B. Goldsberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY