WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160104744 DEEDWARR
Recvd: 11/29/16 10:15 2 pgs
Fees: 13.00 Taxes: 921.30
20161129-0124987

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 11/3/17

(AFFIX SEAL)

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
Denise Goodheart	Denise Goodheart	072-08-029.00
(NAME)	(NAME)	
1443 McGavock Pike	1443 McGavock Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, We, **Christopher W. West and Nicole A. B. West, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denise Goodheart and Greg Goodheart, wife and husband,** 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 the easterly 40 feet of Lot No. 10 and the westerly 40 feet of Lot. No. 11 on the Map of Inglewood Golf Club Estates as of record in Book 843, page 98, Register's Office for Davidson County, Tennessee.
Said parts of Lots Nos. 10 and 11 front together 80 feet on the northerly side of Williams Perry Road and run back from the center of said road 374 feet, more or less, on the westerly line, and 325 feet, more or less, on the easterly line to a broken dead line on which it measures 100 feet, more or less.

Being the same property conveyed to Christopher W. West by Warranty Deed from Albert M. West and wife, Linda D. West recorded on June 1, 2007, of record in Instrument No. 20070601-0064857, Register's Office for Davidson County, Tennessee. The said Christopher W. West having since married. His spouse, Nicole A.B. West joining in this conveyance as to her marital interest in the subject property.

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 1443 McGavock Pike, 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 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 28th day of November, 2016.

Christopher W. West

Nicole A. B. West

State of Tennessee
County of Williamson

Personally appeared before me Christopher W. West and Nicole A. B. West, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of November, 2016.

Notary Public
My Commission Expires: 11/13/17

File No.: 11729

