Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0061

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170024670 DEEDWARR
Recvd: 03/23/17 11:26 2 pgs
Fees: 13.00 Taxes: 630.85

20170323-0028463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew King Gaylord	Quicken Loans, Inc.	042-03-0
(NAME)	(NAME)	(MAP)
925 North Graycroft Avenue	1050 Woodward Avenue	032.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37115	Detroit, MI 48226-1906	
(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 consideration, the receipt of which is hereby acknowledged, I/we, James S. Goodrich, Suzanne G. Warner, Lisa G. Horrocks, and James S. Goodrich, as Executor of the Estate of James H. Goodrich, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Matthew King Gaylord, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Primrose Acres of record in Plat Book 2663, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James H. Goodrich and wife, Joanne L. Goodrich by Warranty deed from Gaines and Gregory Construction Company, Inc. of record in Book 2928, page 23, Register's Office for Davidson County, Tennessee. The said Joanne L. Goodrich having since died on April 1, 2004, vesting fee simple title in the husband, James H. Goodrich as surviving tenant by the entirety. James H. Goodrich having since died 12/6/2014. By the Will of James H. Goodrich appointed Suzanne G. Warner as Executor of the Estate, vesting title in the names of James S. Goodrich, Suzanne G. Warner and Lisa G. Horrocks.

This is not the primary residence of the Grantors.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 925 North Graycroft Avenue, Nashville, Tennessee 37115

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 hand(s) this 17th day of March, 2017.

James S. Goodrich, individually

James S. Goodrich, Executor of the Estate of James H. Goodrich

Suzanne G. Warner

Lisa G. Horrocks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James S. Goodrich, individually and as Executor of the Estate of James H. Goodrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of March, 2017.

Notary Public

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Suzanne G. Warner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of March, 2017.

Notary Public

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/20/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lisa G. Horrocks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of March, 2017.

Notary Public

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 9/20/17