THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311108**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00 Affiant Subscribed and sworn to before me, this 23rd day of March, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170025662 DEEDWARR
Recvd: 03/27/17 12:52 2 pgs
Fees:13.00 Taxes:3052.50
20170327-0029668

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-1-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane Martin 104 SAVOY CIRCLE Nashville, TN 37205-5013	New Owner	Tax Parcel ID No. 104-14-0G-139.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven R. Goertz, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Martin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Whitworth Phase 2, as of record in Plat Book 7900, Page 470, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven R. Goertz, unmarried by Warranty Deed from Paul H. Kuhn, Jr., unmarried, recorded on the 28th day of November, 2001 in Instrument No. 20011128-0130125, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH PHASE 2, as recorded in Plat Book 7900, Page(s) 470.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691, amended in Book 8283, Page 523.

This is improved property located at 104 SAVOY CIRCLE Nashville, TN 37205-5013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2017.

Steven R. Goertz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven R. Goertz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2017.

Notary Public

My Commission Expires: 01/17/21

