WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/17 15:20 2 pgs
Fees:13.00 Taxes:266.40
20170710-0069299

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$72,000.00.**

Affiant

Subscribed and sworn to before me this 5th day of June, 2017.

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Fineman	SAME	10504002900
127 C Powell Drive		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Paul Goodloe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Fineman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lots 436, 437 & 438 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and a plan of re-survey of said lots is of record in Book 332, Page 5, said Register's Office, described according to the last mentioned plan, as follows:

Beginning on the easterly margin of Claiborne Street 7 1/2 feet northerly from the northerly margin of Trimble Street; thence with the easterly margin of Claiborne Street northerly 44 feet to Elizabeth S. Buford's S.W. corner; thence with her southerly line easterly 120 feet to the line between Lot Nos. 435 and 436: thence with said line southerly 43 feet, more or less, to a point 7 1/2 feet northerly from the northerly margin of Trimble Street; thence westerly parallel with Trimble Street 120 feet to the beginning.

Being the same property conveyed to Fred D. White by Deed of record in Book 653, Page 472, Register's Office for Davidson County, Tennessee. Fred D. White having since died. Fred D. White's heirs at law divested out of said property and vested in purchaser, Paul Goodloe by Decree Confirming Sale on May 10, 1960, of record in Book 3096, Page 1, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $112.91 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10504002900, which are not due until 10/1/2017.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5 Claiborne Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 5, 2017.

Paul Goodloe

Paul Goodloe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul Goodloe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 5, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021