WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/17 16:06 6 pgs
Fees:33.00 Taxes:961.63
20170818-0085343

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Paul M. Buchanan	Paul M. Buchanan	
(NAME)	(NAME)	
788 1st Ave North	788 1st Ave North	082-14-0A-138.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($259,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SCOTT T. GOUGE AND LINDA A. GOUGE, HUSBAND AND WIFE AND JOHN T. MYERS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL M. BUCHANAN, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 788 of Riverfront Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument Number 20051221-0153160, as amended in Instrument No. 20051228-0155671, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Juli K. Lamont and Robert A. Lamont by Warranty Deed from Leslie C. Cohoon, unmarried, of record in Instrument No. 20141104-0101773, Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 04, 2014.

Being the same property conveyed to Scott Gouge and Linda A. Gouge and John T. Myers by Warranty Deed from Juli K. Lamont and Robert A. Lamont, wife and husband, of record in Instrument No. 20160701-0067886, Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.

Grantor never occupied said property as his primary residence.

unimproved ☐
This is improved ☒ property, known as 788 1st Ave North, Nashville, TN 37201
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Scott T. Gouge and Linda A. Gouge, husband and wife and John T. Myers, unmarried this _____ day of _____, _____.

Scott Gouge

Linda A. Gouge

John T. Myers

STATE OF Tennessee
COUNTY OF Williamson

Being the same property conveyed to Juli K. Lamont and Robert A. Lamont by Warranty Deed from Leslie C. Cohoon, unmarried, of record in Instrument No. 20141104-0101773, Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 04, 2014.

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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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Scott T. Gouge and Linda A. Gouge, husband and wife and John T. Myers, unmarried this 14 day of August, 2017.

Scott Gouge

Linda A. Gouge

John T. Myers

STATE OF _____
COUNTY OF _____

On this the 14 day of August, 2017, before me personally appeared Scott Gouge and Linda A. Gouge to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 day of August, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Florida
COUNTY OF Orange

On this the 14 day of August, 2017, before me personally appeared John T. Myers to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

FLDL # M620 478 58 4080

Witness my hand and official seal, this the 14 day of August, 2017.

Julia Beth Driskel
Notary Public

My Commission Expires: 02/01/2019

(SEAL)

JULIA BETH DRISKEL
MY COMMISSION # FF194818
EXPIRES February 01, 2019
(407) 398-0153 FloridaNotaryService.com

On this the 15th day of August, 2017, before me personally appeared Scott Gouge and Linda A. Gouge to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2017.

Deanna L Cooper
Notary Public



My Commission Expires: 5/13/2020

(SEAL)

STATE OF _____
COUNTY OF _____

On this the _____ day of August, 2017, before me personally appeared John T. Myers to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the____ day of August, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

