This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17471

Bill Garrett Davidson County
Batch# 409 DEEDWARR
09/12/2017 02:09:05 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20170912-0093355

Send Tax Bills To:
SAME

New Owner is:
Matthew Goetz
5600 Country Dr
Apt 109
Nashville TN 37211

MAP: 162-09-0B

PARCEL: 024.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary E. Harper, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew Goetz, an unmarried man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5600 Country Drive, Apt. 109, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 109, Building 13, of Hickory Valley Condominiums, Phase III, a Condominium or Horizontal Property Regime, established by Master Deed of record in Book 4918, Page 116, Register's Office for Davidson County, Tennessee, as amended in Book 4958, Page 346, Register's Office for Davidson County, Tennessee, and as shown on the 4th Revised Plan of Phase III, Hickory Valley Condominiums, as of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mary E. Harper, a single person, by Warranty Deed from Rebecca K. Sharpe, unmarried, dated 1/5/15 and recorded 1/7/15 in Instrument No. 20150107-0001763, Register's Office for Davidson County, Tennessee.

MEH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of September, 2017.

GRANTOR(S):

Mary E. Harper
MARY E. HARPER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary E. Harper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of September, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00**.

Mary E. Harper
AFFIANT

SWORN TO and subscribed before me this 7th day of September, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____