Bill Garrett Davidson County
Batch# 8606 **DEEDWARR**
10/04/2017 03:37:18 PM 2 pgs
Fees: $13.00 Taxes: $1,146.63

20171004-0102006

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $309,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of September, 2017.

NOTARY PUBLIC

My commission expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Andrew Jospeh Teare and Katherine Anne Teare (NAME)	Same as New Owner (NAME)	172150A24800CO
2401 Rollett Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $309,900.00 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 **Jodie Kay Goldade, single woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Andrew Jospeh Teare and Katherine Anne Teare, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Holt Woods, Section Thirteen, as of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plat reference is hereby made for a more accurate and complete description.

Being the same property conveyed to Jodie Kay Goldade, single woman by deed from Rebecca L. Brooks, of record in Instrument No. 20130220-0017049, said Register's Office.

This property is __unimproved _X_improved property known as: 2401 Rollett Court, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of September, 2017.

Jodie Kay Goldade

Jodie Kay Goldade

STATE OF ~~TENNESSEE~~ South Dakota
COUNTY OF ~~WILSON~~ Pennington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jodie Kay Goldade, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2017.

TRISHA H. GOMEZ NOTARY PUBLIC SOUTH DAKOTA

Notary Public
My Commission Expires

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122