Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-17-289

Prepared by:

Bobo, Hunt, White & Burk
111 West Side Square
Shelbyville, TN 37160

Bill Garrett Davidson County
Batch# 17817 DEEDWARR
10/25/2017 10:46:35 AM 2 pgs
Fees: $13.00 Taxes: $813.63

20171025-0109406

Travis Keith Gravette - Owner
309 Lutie Street
Nashville, TN 37210

Tax Responsibility:
new owner
5708 Cloverland Place
Brentwood, TN 37027

Map 119, Group 5, Parcel 263.00

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 of all of which is hereby acknowledged, we, **W. J. GOOCH and wife, JEAN C. GOOCH**, have this day bargained and sold and do hereby sell, transfer and convey unto **TRAVIS KEITH GRAVETTE, a married man**, his heirs and assigns, certain real estate lying and being in the Sixteenth (16th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 57 on the Map of a Re-subdivision of parts of Blocks 26 and 27 and all of Blocks 23 and 24, Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 57 fronts 55 feet on the southerly side of Lutie Street and runs back between parallel lies 179 feet to an alley.
>
> Being the same property conveyed to W. J. Gooch and wife, Jean C. Gooch, by Installment Deed from James C. Dickens and wife, Beulah H. Dickens, dated March 1, 1968, of record in Book 4216, page 831, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **TRAVIS KEITH GRAVETTE, a married man**, his heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said property unto the said **TRAVIS KEITH GRAVETTE, a married man**, his heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

Witness, this 23rd day of October, 2017.

W. J. Gooch

Jean C. Gooch

STATE OF TENNESSEE,
COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **W. J. GOOCH and JEAN C. GOOCH**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 23rd day of October, 2017.

TINA NEELEY STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Notary Public

My commission expires: 2-13-18

State of TN, Davidson County:

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $219,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23rd day of October, 2017.

Notary Public or Register

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020