Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00

Affiant

Subscribed and sworn to before me, this 19 day of January 2018

Notary Public
My commission expires: 7-14-21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Bill Garrett Davidson County
Batch# 50064 DEEDWARR
01/22/2018 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20180122-0006450

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Goitia		071 11 0 230.00
1427 Pennock Avenue	NEW OWNER	
Nashville TN 37207		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged This is House We Do It, LLC, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Eric Goitia, an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots No. 200 and 201 on the plan of Highland Land Company's Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to This Is House We Do It, LLC by deed dated June 4, 2015, from 1427 Pennock Ave Land Trust, its' successors and assigns of record in Instrument No. 20150608-0053436, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2018 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Highland Land Company's Subdivision of record in Plat Book 421 Page 14, Register's Office for Davidson County, Tennessee

This property is improved property known as 1427 Pennock Avenue, Nashville, Tennessee 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 19 day of January, 2018.

This is House We Do It, LLC

BY: _____
Benjamin Herron, Member

BY: _____
Grantland Hammond, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Benjamin Herron and Grantland Hammond, with whom I am personally acquainted, and who acknowledged themselves to be the Members of This is House We Do It, LLC, and as such Members being authorized so to do, executed this instrument for the purposes therein contained and on behalf of This is House We Do It, LLC.

Witness my hand, at Brentwood, Tennessee, this 19 day of January, 2018.

_____
Notary Public

My Commission expires 2/25/19

FILE NO: 10407

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY