WARRANTY DEED

Bill Garrett Davidson County
Batch# 61067 DEEDWARR
02/21/2018 10:59:59 AM 2 pgs
Fees: $13.00 Taxes: $569.80
20180221-0016425

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tyler Jacob Soifer	Tyler Jacob Soifer	43-6-40
(NAME)	(NAME)	
601 Fedders Drive	601 Fedders Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180320

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, JEANNIE WASILL GOADE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TYLER JACOB SOIFER**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 34, on the plan of Madison Park, Section 2 which plat is of record in Book 3106, Page 141, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 34 fronts 75.0 feet on the Northerly side of Fedders Drive and extends back between lines 130.0 feet on the Westerly line and 132.47 feet on the Easterly line, to a dead line on the rear measuring 75.04 feet thereon.

Being the same property conveyed to Jeannie Wasill Goade by Warranty Deed from Frank Wasill, Jr., dated May 4, 2014 and filed of record in Instrument No. 20140506-0038486, as corrected by Affidavit to Correct Acknowledgment of record in Instrument No. 20180221-0016424, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions appearing of record in Book 3459, page 406, as amended in Book 3460, page 337, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 601 Fedders Drive, Madison, TN 37115
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of February, 2018

Jeannie Wasill Goade

Jeannie Wasill Goade

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeannie Wasill Goade, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of February, 2018.

Notary Public
My Commission Expires: July 14, 2018

NOTARY PUBLIC STATE OF TEXAS
FRANCISCA M MARIN
Notary ID # 125762566
My Commission Expires
July 14, 2018