1

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

J-GB-18-2120-T

Bill Garrett
Batch# 75280
04/02/2018 11:13:38 AM
Fees: $13.00 Taxes: $684.50

Davidson County
DEEDWARR
2 pgs

20180402-0030158

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brianna Nicole Goeglein and Tyler Goeglein** | Highland Residential Mortgage | |
| (NAME) **2120 Lebanon Pk. #109** | (NAME) 1200 N. Central Expressway Suite 760 | **095050B10100CO** |
| (ADDRESS) **Nashville, TN 37210** | (ADDRESS) Dallas, TX 75243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY C. BAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA NICOLE GOEGLEIN AND TYLER GOEGLEIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 109 on the Master Deed of EASTHAVEN TOWNHOMES of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof.

Being the same property conveyed to Gary C. Baker, an unmarried man, by Quitclaim Deed from Nancy N. Nyanfor, unmarried, of record in Instrument No. 20160607-0057541, in the Register's Office of Davidson County, Tennessee, dated June 6, 2016 and recorded on June 7, 2016.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010806-0083543, amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Easthaven Townhomes Owner's Association of record in Instrument No. 20010806-0083542, amended in Instrument No. 20020709-0082356, in the Register's Office of Davidson County, Tennessee
- Easement recorded in Isntrument No. 20031007-0147962, in the Register's Office of Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance to HOA of record in Instrument No. 20020709-0082358, re-recorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 1163, Page 638, and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pk. #109, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 29th DAY OF MARCH, 2018.

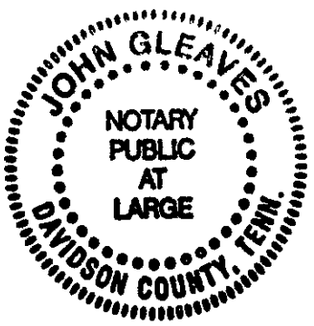
Gary C. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212