Bill Garrett Davidson County
Batch# 81394 DEEDWARR
04/16/2018 02:48:42 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20180416-0035665

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this 13th day of April, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/20

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-VRES-18-9028

18-0144

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alyssa Rose Goldsmith	New Owner	
9028 Ristau Drive		182-06-0A-398.00-CO
Antioch, TN 37013		

WARRANTY DEED

For and in 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, we

James N. Garvin and Rachel J. Garvin, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alyssa Rose Goldsmith and Jamaal A. Adams, both unmarried, as Tenants in Common with the Right of Survivorship

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two of record in Plat at Instrument No. 20070516-0058484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James N. Garvin and Rachel J. Garvin, husband and wife by Warranty Deed from David P. Wiemers and Amanda J. Wiemers, husband and wife of record in Instrument No. 20120724-0064880 Register's Office for Davidson County, Tennessee, dated July 23, 2012 and recorded on July 24, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **9028 Ristau Drive, Antioch, TN 37013.**

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 13th day of April, 2018.

James N. Garvin

Rachel J. Garvin

Rachel J. Garvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James N. Garvin and Rachel J. Garvin, husband and wife**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of April, 2018.



D. Shayne Adair, Notary Public

My Commission Expires: 6/24/18