Bill Garrett Davidson County
Batch# 87602 DEEDWARR
05/02/2018 03:31:33 PM 2 pgs
Fees: $13.00 Taxes: $1,398.60
20180502-0041956

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $378,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2018.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan James Whitten	NEW OWNER	
213 Cumberland Circle		096-05-0-032.00
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KANDY REID GOTT AND JAMES RAY GOTT**, WIFE & HUSBAND HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN JAMES WHITTEN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, being the South 95 feet front and 100 feet rear of Lot No. 61 on the Plan of Bluefields, Bransford Realty Company's First Subdivision of the Sam P. Sweeney Farm, of record in Book 843, Page 16, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the Easterly margin of Cumberland Circle, the common corner of Lot Nos. 60 and 61 on said plan; running thence in an easterly direction, along the North line of Lot No. 60, 450 feet to a point, the common corner of Lot Nos. 60 and 61 on said Plan; thence in a Northerly direction, along the dividing line between Lot Nos. 61 and 45 and 46 on said Plan, 100 feet to a point; thence in a westerly direction, 368.2 feet, more or less, to a point in the easterly margin on Cumberland Circle, said point being 50 feet South of the common corner of Lot No. 61 and 62 in said Plan; thence in a Southerly direction, along the Easterly margin of Cumberland Circle, 95 feet to the point of beginning.

Being the same property conveyed to Kandy Reid Gott and husband, James Ray Gott by Warranty deed from Leslie Purkey and husband, Marc Purkey of record in Instrument No. 20151217-0126992 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 213 Cumberland Circle, Nashville, TN 37214.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2018.

Kandy Reid Gott

James Ray Gott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kandy Reid Gott and James Ray Gott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021