Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1804001158

Bill Garrett Davidson County
Batch# 95497 DEEDWARR
05/22/2018 12:36:36 PM 2 pgs
Fees: $13.00 Taxes: $928.70
20180522-0049022

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00.

Tricia Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2018.

Gail C. Vincent
Notary Public
MY COMMISSION EXPIRES:
File No. G18-1810D

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-18-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica Goldberg, unmarried, and Jeremy Goldberg, unmarried (NAME)	SAME (NAME)	058-09-0A-090.00-CO
1044 Rambling Brook Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Tean Nhothsiri and Jasmine S. Nhothsiri, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Goldberg, unmarried, and Jeremy Goldberg, unmarried, as tenants in common**, 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of CREEKSIDE TRAILS, PHASE 4, as shown by plat of record in Instrument Number 20050405-0037383 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tean Nhothsiri, a married man from NVR, Inc, A Virginia Corporation T/A/ Fox Ridge Homes, by Deed dated December 5, 2005, as Instrument No. 20051209-0148291, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Larry D. Craig, Trustee and Further conveyed to Tean Nhothsiri and wife, Jasmine S. Nhothsiri from Tean Nhothsiri a married man, by Quit Claim dated December 19, 2006, as Instrument Number 20061220-0156513, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument Number 20050405-0037383, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded as Instrument Number 20000915-0092002, Register's Office for Davidson County, Tennessee.

3. Supplemental and Amendment to Restrictions as recorded as Instrument Number 20011025-0117168, Instrument Number 20020828-0103983, Instrument Number 20041229-0153372, Instrument Number 20061120-0143523, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement as recorded as Instrument Number 20001011-0100954, Instrument Number 20031010-0150887, Instrument Number 20041020-0126337, Register's Office for Davidson County, Tennessee.

5. Bylaws of record as Instrument Number 20141218-0115782, Register's Office for Davidson County, Tennessee.

6. Charter of Homeowner's Association of record as Instrument Number 20011126-0128291, Register's Office for Davidson County, Tennessee.

7. Common Area conveyed to Homeowner's Association of record as Instrument Number 20041229-0153376, Register's Office for Davidson County, Tennessee.

8. Easement for Water Mains and Appurtenances as recorded in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

9. Sewer/Storm Drainage Easement as recorded as Book 8326, Page 230, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1044 Rambling Brook Road, Nashville, TN 37218.

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. Whenever 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 18th day of May, 2018.

Tean Nhothsiri — May 18, 2018 Date

Jasmine S. Nhothsiri — May 18, 2018 Date

STATE OF Tennessee

COUNTY OF Sumner }

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

Witness my hand and official seal, this 18th day of May, 2018.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066