Bill Garrett Davidson County
Batch# 102089 DEEDWARR
06/07/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20180607-0054988

WARRANTY DEED

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

x Joseph Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Daria Kelly	New Owner	Map & Parcel 033 14-0 001.00
(NAME)	(NAME)	
108 Fonnic Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph Gore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Daria Kelly, unmarried, 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:

BEING Lot No. 59, on the Plan of Pleasant Hill, of record in Plat Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 59 fronts 115 feet on the west side of Fonnic Drive, and runs back 402.6 feet on the north line and 389.4 feet on the south line, to a dead line in the rear on which it measures 115.9 feet.

Being the same property conveyed to Joseph Gore from Rachel Nadine Colbert of record in Instrument 20170601-0054767, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 2900, Page 69, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 108 Fonnic Drive, Goodlettsville, TN 37072

(House Number) (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 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 my hand this 5th day of June, 2018.

Joseph Gore

STATE OF TENNESSEE

COUNTY OF Robertson

On this 5th day of June, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Gore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

201806070054988

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature

My Commission Expires: 3-24-20

Notary' Seal (if on paper)