WARRANTY DEED

Bill Garrett Davidson County
Batch# 104949 **DEEDWARR**
06/15/2018 09:46:16 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180615-0057644

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$230,000.00**

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE June 8, 2018

Janderson
Notary Public

MY COMMISSION EXPIRES :

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Carly Merritt and Kyle Goddard**	**SEND TAX BILLS TO: Carly Merritt and Kyle Goddard**	**MAP-PARCEL NUMBERS**
(NAME) **3422 Brick Church Pike**	(NAME) **3422 Brick Church Pike**	050-00-0-011.00
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Hoffman and David Hoffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle T. Goddard, an unmarried man and Carly Merritt, an unmarried woman, joint tenants with rights of survivorship.

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:

A tract of land in the 12th, formerly the 21st Civil District of Davidson county, TN, described according to a survey made June 5, 1976, by Richard O. Omohundro, as follows:
BEGINNING in the center of Brick Church Pike at the northeast corner of property conveyed to U.O. Wells and wife, by deed from E.D. Wells and wife, of record in Book 2635, page 587, Register's Office for said County, being first part, Book 2996, page 33, Register's Office for said County, being last part: thence with U.O.Well's north line North 73 deg. 30' West 390.0 feet, more or less, to a point in the east line of property conveyed to Charles A. Wheeler and Louis Gaines, by deed from E.D. Wells and wife, of record Book 2952, page 350, Register's Office for said County, thence with their East line, North 12 deg 09' East 114.2 feet, more or less, to a corner; thence North 85 deg 53' East 149.7 feet more or less to a corner; thence North 33 deg 11' East 24.9 feet more or less to a point; thence South 63 deg 26' East 284.00 feet more or less to the center line of Brick Church Pike; thence with the center line in a southwesterly direction 140.8 fee more or less to the point of beginning.
Being the same property conveyed to Daniel Hoffman and David Hoffman, both unmarried by deed from James Houston Martin and wife, Terry Darlene Martin, of record in Instrument No. 20171228-0131807, dated 12/28/17, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **3422 Brick Church Pike, Nashville, TN 37207**
(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 our hands this **8th day of June, 2018.**

Daniel Hoffman
Daniel Hoffman

David Hoffman
David Hoffman

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Daniel Hoffman and David Hoffman** the within named Sellers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand at office on **8th day of June, 2018.**

Todd A Richards

Notary Public. My Commission Expires:
9/10/18

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON