WARRANTY DEED

Bill Garrett Davidson County
Batch# 113522 DEEDWARR
07/09/2018 03:17:02 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20180709-0066193

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/05/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Clifford Goetz and Todd Mauldin	Bank of England	p/o 148 05 0 090.00
(NAME)	(NAME)	
322A Dade Dr	P.O. Box 3490	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Little Rock, AR 72203-3490	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Four Thousand And No/100 Dollars ($274,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Levi Collins and Rogerio Hideki Shibata, husband and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Clifford Goetz, a single person, and Todd Mauldin, a single person,** 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 Unit "A", on the Horizontal Property Regime with Private Elements for Homes at 322 Dade Drive, as established in the Declaration of Covenants, Conditions and Restrictions ofrecord in Instrument No. 20180629-0063415, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Further being a portion of the same property conveyed to Matthew Levi Collins, and Rogerio Hideki Shibata, husband and husband by Warranty Deed from Austin David McGee, unmarried and Bill D. McGee, married dated September 20, 2016 and recorded September 22, 2016 as Instrument No. 20160922-0099872, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 322A Dade Dr, Nashville, TN 37211

File Number: GRN-184558SSO

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, has 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 5th day of July, 2018

Matthew Levi Collins

Rogerio Hideki Shibata

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew Levi Collins and Rogerio Hideki Shibata, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



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