# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 141036 DEEDWARR
09/17/2018 08:42:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180917-0091682

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$230,000.00.**

Victor F. Gootee
Affiant

Subscribed and sworn to before me this 14th day of September, 2018.

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Victor F. Gootee | Reliant Bank | 08207028900 |
| 702 Stockell Street | 1736 Carothers Parkway, Suite 100 | |
| Nashville, TN 37207 | Brentwood, TN 37027 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marie Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Victor F. Gootee and Ashley M. Gootee, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 47 fronts 50.0 feet on the westerly side of Stockell Street, formerly Vansiderin Street, and runs back between parallel lines 174.5 feet to an alley.**

**Being the same property conveyed to Tom Williams and wife, Marie Williams by Installment Deed from Mary J. Underwood and Sue T. Underwood, both unmarried dated August 17, 1992, filed for record on August 19, 1992 in Book 8766, page 248, Register's Office for Davidson County, Tennessee. The said Tom Williams having since died on May 31, 2007, leaving said property to Marie Williams by right of survivorship.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 25, Register's Office Davidson County, Tennessee.

This is improved property known as: **702 Stockell Street, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 14, 2018.

Marie Williams by Randy Patterson ATTY-IN-FACT

**Marie Williams**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Randy Patterson,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Marie Williams,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Marie Williams,** the bargainor(s), by the said **Randy Patterson,** as Attorney-in-Fact.

WITNESS my hand and seal, this 14th day of September 2018.

Julie Coone My Commission Expires: 5-3-2021

NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY