# WARRANTY DEED

Karen Johnson Davidson County
Batch# 200684 DEEDWARR
03/01/2019 09:09:32 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13

20190301-0018588

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020159

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Todd R. Griggs and Mica N. Griggs | Pinnacle Bank | |
| (NAME) 809 Withers Place | (NAME) 150 3rd Ave. S Ste. 1000 | 086-04-0B-077.00-CO |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($324,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DEBRA A. WELKER AND JACOB T. GOHEEN, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD R. GRIGGS AND MICA N. GRIGGS, HUSBAND AND WIFE , 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. 32 on the Plan of Section Three, Sunset Oaks of record in Plat Book 9700, Page 198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Debra A. Welker, an unmarried woman and Jacob T. Goheen, an unmarried man tenants in common with right of survivorship by Warranty deed from David Farmer, Jr. and Trisha Stock Farmer, fka Trisha Stock of record in Instrument No. 20140324-0023687 Register's Office for Davidson County, Tennessee, dated March 21, 2014 and recorded on March 24, 2014.

unimproved ☐
This is improved ☒ property, known as 809 Withers Place, Hermitage, TN 37076
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Debra A. Welker and Jacob T. Goheen, WIFE AND HUSBAND this 28th day of February, 2019.

Debra A Welker
Debra A. Welker

Jacob T Goheen by Debra A Welker Attorney in Fact
Jacob T. Goheen, by Debra A. Welker, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 28th day of February, 2019, before me personally appeared Debra A. WelkeR, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the28th day of February, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 28th day of February, 2019, before me personally appeared Debra A. Welker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob T. Goheen and who acknowledged he/she/they executed the same as the free act and deed of the said Jacob T. Goheen.

Witness my hand and official seal, this the 28th day of February, 2019.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

**PLEASE RETURN TO:**

**WARRANTY TITLE INSURANCE CO**

**120 ANDERSON LANE**

**HENDERSONVILLE, TN 37075**