WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

File No. TE0005078

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020

(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont Jordan	NEW OWNER	082-03-0-439.00
(NAME)	(NAME)	
4027 Whites Creek Pk		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gary Goetzman, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lamont Jordan, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 part of an un-numbered tract on the Plan of S. A. Epperson of record in Plat Book 161, Page 72, in the Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl, dated December 26, 1979, as follows:

Beginning at a point in the Westerly margin of Lischey Avenue, said point being 109.5 feet South of the Southerly margin of Cleveland Street; thence West 188 feet, more or less to the Easterly margin of an alley; thence South with said alley 50 feet to a point; thence East 188 feet, more or less, to a point on the Westerly margin of Lischey Avenue; thence North with said Avenue, 50 feet to the point of beginning.

Being the same property conveyed to Gary Goetzman by Warranty deed from Estate of Morris Kraft of record in Instrument No. 20131218-0127803 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 18, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ✠
This is improved property, known as 838 Lischey Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 220048 DEEDWARR
04/22/2019 10:27:40 AM 2 pgs
Fees: $13.00 Taxes: $651.20

20190422-0036282

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 18th day of April, 2019.

Gary Goetzman by Marianne Miller, atty in fact
Gary Goetzman by Marianne Miller, Attorny in Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On APRIL 16, 2019 before me, CATHARINE A. SOWARDS notary public,
(insert name and title of the officer)

personally appeared MARIANNE CARROLL MILLER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CATHARINE A. SOWARDS
COMM. #2117343
Notary Public - California
Los Angeles County
My Comm. Expires July 24, 2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206