WARRANTY DEED

Karen Johnson Davidson County
Batch# 230165 DEEDWARR
05/15/2019 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20190515-0045787

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5707B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mark Spivey	NEW OWNER	117-02-0-208.00
762 Brownlee Dr		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES B GOSSETT AND LORENE D MONTGOMERY, MARRIED PERSONS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK SPIVEY

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot Nos. 19 and 20 of Sections 2 and 3 on the Map of W.V. Davidson's Hillsboro Highlands Subdivision, of record in Book 843, Page 23, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of Sharondale Drive 87.5 feet West of the Westerly margin of Valley Road; thence Southwesterly 159.5 feet to the North line of Lot no. 17, 146 feet West of Valley Road; thence with the North line of Lots 17 and 23, Easterly 88 feet to a point which is 8.5 feet East of the corner of Lots 20 and 21; thence Northeasterly 206 feet, more or less, to the South margin of Sharondale Drive, said point being 18.5 feet East of the corner of Lots 19 and 20; thence with the margin of said Drive, Easterly 84 feet to the point of beginning.

Being the same property conveyed to James B. Gossett and Lorene D. Montgomery by Warranty deed from John A. Bischoff and Nancy J. Bischoff Scholz of record in Book 7058, page 519, Register's Office for Davidson County, Tennessee, dated November 28, 1986 and recorded on December 03, 1986.

Being the same property conveyed to Joe T. Childress Trustee by Quitclaim Deed from James B. Gossett and Lorene D. Montgomery of record in Book 7194, page 440, Register's Office for Davidson County, Tennessee, dated March 31, 1987 and recorded on April 07, 1987 and within the same deed the said Joe T. Childress, Trustee conveyed his interest in the subject property to James B. Gossett and Lorene D. Montgomery, married persons.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2143 Sharondale Drive, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of May, 2019.

James B Gossett

Lorene D Montgomery

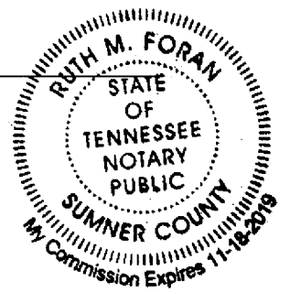
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES B GOSSETT AND LORENE D MONTGOMERY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2019.

Notary Public

My Commission Expires: 

File #: 19-5707B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY