Karen Johnson Davidson County
Batch# 293906 DEEDWARR
10/01/2019 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20191001-0099989

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this 24 day of September, 2019.

Notary Public
My commission expires:
8/21/23

KEVIN CRISWELL
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James L. Wooden	New Owner	**025-4-098.00**
211 S Main Street		
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

John W. Hampton, Jr., Harry Dennis Van Slyke and Joseph A. Kolodziejski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James L. Wooden

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, described as follows:

Beginning at an iron pin on the Westerly side of Dickerson Pike at the Northeast corner of Lot No. 6; thence following said Dickerson Pike North 3° 51' West 96.5 feet to a point; thence South 89° 47' West 257.7 feet to an iron pin; thence South 43° West 139.55 feet to an iron pin; thence North 87° 47' East 370.4 feet to the point of beginning.

Being the same property conveyed to John W. Hampton, Jr., Harry Dennis Van Slyke and Joseph A. Kolodziejski, by Installment Deed from Claude R. Tolbert and wife, Doris M. Tolbert, dated April 1, 1993, of record in Book 8903, page 371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 4363, page 121, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 211 S Main Street, Goodlettsville, TN 37072.

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 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.

John W. Hampton, Jr. Date: 9/24/19

Harry Dennis Van Slyke Date: 9-20-19

Joseph A. Kolodziejski Date: 9/20/19

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, a Notary Public of said County and State, John W. Hampton, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of September, 2019.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires: 8/21/23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Harry Dennis Van Slyke, and Joseph A. Kolodziejski, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20TH day of SEPTEMBER, 2019.

ROBERT HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/16/22

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

