Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1873

Karen Johnson Davidson County
Batch# 419338 DEEDWARR
06/18/2020 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,588.89
20200618-0064506

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,429.67

Janice Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of June, 2020

Sharon Atchley
Notary Public

Commission Expires: 9-8-20

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anita Tate and Talor Hammontree 3623 Rainbow Place Nashville, TN 37204	Anita Tate 2420 W Clay Drive Lebanon, TN 37087	118-14-0-172.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Robert A. Goff and wife, Margaret M. Goff,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John L. Tate, Anita G. Tate and Talor A. Hammontree, joint tenants with right of survivorship

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 the Southerly part of Lot No. 32 and the Northerly part of Lot No. 33 on the Plan of Marengo Park, Section "C", as of record in Plat Book 1130, Page 21, Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell McRae Surveying Co., dated June 2, 1992 as follows:

Beginning at an iron pin in the Westerly margin of Rainbow Road, at a point which is 36 feet 6 inches Southerly from the common corner of Lots 32 and 33; thence Westerly 218 feet 6 inches to a point, said point being 28 1/2 inches South of the common rear corner of Lots 33 and 32 on said plan; thence Northerly with the Westerly line of Lots 32 and 33, 52 feet to an iron pin; thence Easterly 223 feet 6 inches to an iron pin in the Westerly margin of Rainbow Road; thence with the margin of the same, Southerly 65 feet to the point of beginning.

Being the same property conveyed to Robert A. Goff and wife, Margaret M. Goff by Warranty deed from John S. Rula and wife Elizabeth Y. Rula of record in Instrument No. 20120702-0058169 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 02, 2012.

Included in this conveyance is the joint driveway agreement of record in Book 8652, Page 307, Register's Office for Davidson County, Tennesseee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3623 Rainbow Place, Nashville, TN 37204

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of June, 2020.

Robert A. Goff

Margaret M. Goff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert A. Goff and Margaret M. Goff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12 day of June, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 12223

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY