WARRANTY DEED

Karen Johnson Davidson County
Batch# 486646 DEEDWARR
09/30/2020 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200930-0112652

J-SB-VH-20-6029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gardwill LLC & James Goza	owners at owners address	
(NAME) 208 Ivey Ct	(NAME)	103-01-0-101.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JULIUS MCDANIEL FULTON, married,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARDWILL LLC AND JAMES GOZA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Cowden Subdivision No. 5, not of record, described as follows:

BEGINNING at a stake in the south boundary line of Hill Circle Drive, 100 feet east of Cowden Avenue, and running North 82 deg. East 100 feet to a stake in the south boundary line of Hill Circle Drive; thence South 23 deg. 15' East 147.5 feet to a stake; thence South 75 deg. 15' West 85.5 feet to a stake; thence North 26 deg. West 160 feet to the beginning.

Being the same property conveyed to Julius McDaniel Fulton by Warranty Deed from Walter D. Fulton and wife, Ruth B. Fulton of record in Book 5743, Page 622, Register's Office for Davidson County, Tennessee, dated July 8, 1980 and recorded on May 11, 1981.

This conveyance is subject to:
- Davidson County Taxes for the year 2020, and any subsequent year, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **6029 Hill Cir, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

The above-described property was never the primary residence of the Grantor(s) and his spouse.

Witness my hand this the 29 DAY OF SEPTEMBER, 2020.

Julius McDaniel Fulton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIUS MCDANIEL FULTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Veni Kka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021