Instr:200005090047078 Page: 1 OF 2
REC'D FOR REC 05/09/2000 2:03:45PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $464.35

WARRANTY DEED

DEBBIE C. WILLIAMS NOTARY PUBLIC RUTHERFORD CTY. TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: April 22, 2001.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
557 Sam Ridley Parkway W.
Suite A
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnn Grooms	Volunteer Trust Mortgage Corporation	Map 15 Parcel 395
(NAME) 1232 Charlton Drive	(NAME) 301 S. Perimeter Park Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37211	
(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, WE,

Don L. Goad and Wife, Martha C. Goad*

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

JoAnn Grooms and Barbara L. Grooms*

, 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:

BEING Lot No. 5, Section Three, Percy Priest Meadows, as shown by plat of record in Plat Book 6250, page856, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Don L. Goad and Wife, Martha C. Goad by deed from Shearon, Inc. of record in Deed Book 7178, page 823, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1232 Charlton Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 10th day of April, 2000.

Don L. Goad

Martha C. Goad

STATE of Tennessee
COUNTY of Rutherford

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

My Commission Expires: 4/22/01

Notary Public

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Deed Book 7001, Page 286, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Subject to all matters as set forth per Plat Book 6250, Page 856, Register's Office of said County.

RETURN TO:
Cumberland Title Company
557 Sam Ridley Parkway W.
Suite A
Smyrna, TN 37167

