Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Return to:
All-Star Title Inc
120 Don... Ste 201
N...
Ph: (615) ... 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Sexton	SAME	155-16-0-A-200.00CO
(NAME)	(NAME)	
5117 Traceway Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 30350	SAME	
(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, **Jeffrey S. Goodman and wife, Jennifer L. Goodman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Sexton, A SINGLE MAN** 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:

See **EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 312 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

unimproved
This is improved ☒ property, known as 5117 Traceway Dr., Nashville, TN 37221
(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 our/my hands this 5/19/03.

Davidson County DEEDWARR
Recvd: 05/22/03 10:16 2pgs
Fees:13.00 Taxes:784.40
20030522-0069965

Jeffrey S. Goodman

Jennifer L. Goodman by Jeffrey S. Goodman POA

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jeffrey S. Goodman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official ~~seal~~ at Davidson County, Tennessee this 5/19/03.

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named Jeffrey S. Goodman as Power of Attorney for Jennifer L. Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that Jeffrey S. Goodman is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Davidson County, Tennessee, this the 19th day of May, 2003.

Notary Public

My Commision Expires: 5/20/06

NOTARY PUBLIC AT LARGE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 312 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Jeffrey S. Goodman and wife, Jennifer L. Goodman by Deed from Centex Homes, A Nevada General Partnership dated 2/2/98, of record in Inst# 200209110110271, Register's Office for Davidson County, Tennessee.
Property Address:
5117 Traceway Dr.
Nashville, Tennessee 37221