WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

CARLENE SHORT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/07/05 08:45 2 pgs
Fees:13.00 Taxes:462.50
20050107-0002657

D-0457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl Michael Maggart	Earl Michael Maggart	096-05-0-049.00
(NAME) 223 Cumberland Circle	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, Timothy Goodrich and wife, Geri Goodrich, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl Michael Maggart, 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 Part of lots Numbers 51 and 52 on the Map of Bluefields, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z.J. Wilkinson, Surveyor, January 17, 1951, as follows:

Beginning at a point on the North margin of Cumberland Circle 32 feet West of the common corner of Lots 51 and 52; thence Northwesterly 386.3 feet to a point which is 54 feet Southwest of the common corner of Lots 51 and 52; thence Northeasterly 35 feet to a point which is 19 feet Southwest from the corner of Lots 51 and 52; thence Southeasterly 433.3 feet to the North margin of Cumberland Circle, being 68 feet East of the corner of Lots 51 and 52; thence with the margin of said circle Westerly 100 feet to the beginning.

Being the same property conveyed to Timothy Goodrich and wife, Geri Goodrich, by Warranty Deed from Earl Michael Maggart, unmarried, dated July 26, 2002, of record in Instrument No. 20020801-0092514, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 255 Cumberland Circle, Nashville, TN 37214
(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 hands this 21st day of October, 2004.

Geri Goodrich by: Timothy Goodrich

Timothy Goodrich
Attorney In Fact

Geri Goodrich by Timothy Goodrich, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Goodrich the bargainor (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 and official seal at Goodlettsville, Tennessee this 21st day of October, 2004.

Commission expires: 11.25.07

Darlene Shutt

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Timothy Goodrich, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Geri Goodrich, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Geri Goodrich. Witness my hand and Notarial Seal this 21st day of October, 2004.

Darlene Shutt

Notary Public

My Commission Expires: 11.25.07

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027