WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006.~~ 9/20/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie E. Haupt	Wells Fargo Bank, N.A	**162-16-0-A 064.00 CO**
(NAME)	(NAME)	
19 Sycamore Court	2703 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Minneapolis, MN 55408-1747**	
(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, **Bill Goodson and wife Emily Goodson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie E. Haupt, unmarried**, 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 Unit No. 19, Building 14, on the Plan of Mill Creek Club, Section I, Phase I, as of record in Book 4860, Page 11, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description, together with each and all rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section I, including the By Laws thereunto attached as recorded in Book 4887, Page 961, amended in Book 5000, Page 607 and Book 5101, page 808, said Register's Office, including without limitation such unit's decided percentage interest in the land and general common elements.

Being the same property conveyed to **Bill Goodson and wife Emily Goodson** by deed of record in Book 9790, Page 294, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **19 Sycamore Court, 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.**

Davidson County DEEDWARR
Recvd: 02/11/05 13:51 2 pgs
Fees:13.00 Taxes:269.73

20050211-0016060

Witness **my/our hand(s)** this **28th day of January, 2005**.

Bill Goodson

Bill Goodson

Emily Goodson

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 Bill Goodson and Emily Goodson 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 Nashville, Tennessee, this 28th day of January 2005.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.