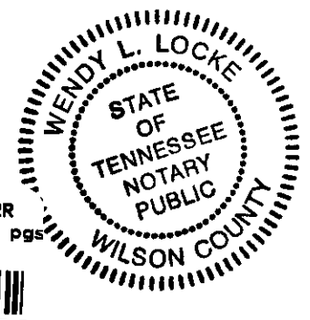
File No. 250101835

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/28/05 14:16 2 pgs
Fees:13.00 Taxes:513.93



20050228-0021724

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Andrew P Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2005.

Wendy L Locke
Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew P. Goodman	Wilson Bank & Trust	64-16-D-43CO
(NAME)	(NAME)	
1740 Stone Hollow Court	623 West Main St	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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,
Ginger C. Johnson, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Andrew P. Goodman ,and wife, Bethany M Goodman, 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. 230 on the Plan of SECTION ONE, TRUXTON PARK, as of record in INSTRUMENT NUMBER 20001026-0106272, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ginger C. Johnson, an unmarried person by deed from BEAZER HOMES CORPORATION D/B/A PHILLIPS BUILDERS of record in INSTRUMENT NUMBER 20010709-0072972, Register's Office for said County.

Easement to Metro as shown of record in Instrument Number 200008240083612, 200012080121300 and Book 10447, page 645, Register's Office for said County.

Restrictive Covenants of record in Instrument Numbers; 200010300107559, 200105220052910, 200101230009419, 200205060055597, 200207180086907 and 200010110100896, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument Number 200011010108603, Register's Office for said County.

Easement to Cumberland Utility as shown of record in Deed Book 4910, Page 838 and Book 5699, page 537, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1740 Stone Hollow Court, Hermitage, TN 37076

(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 25th day of February, 2005.

Ginger C. Johnson

Ginger C. Johnson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ginger C. Johnson, an unmarried person, 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 Mt Juliet, Tennessee, this 2/25/2005.

My Commission Expires:

Notary Public

Witness my hand at office this 25th day of February, 2005.

Commission expires:

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Aug. 20, 2007

Notary Public

File Number: 250101835

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122