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 24TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 26, 2006~~ 7/21/07

(AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5882 Fax (615) 883-7521

DAVID C. [illegible] JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Willingham	SAME AS NEW OWNER	
(NAME)	(NAME)	
1516 Bell Trace Drive		162-16E-14
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **SANDRA K. GOODWIN FORMERLY KNOWN AS SANDRA K. HARRISON AND HUSBAND, GEORGE GOODWIN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID WILLINGHAM,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 32 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, page 753, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Sandra K. Harrison, an unmarried person by deed from MCR Development Corp., a Tennessee corporation, of record in Book 9720, page 353, Register's Office for Davidson County, Tennessee. Sandra K. Harrison having since married and is now known as Sandra K. Goodwin.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) Subject to all matters as set forth on the Plan of record in Book 7900, page 753, Register's Office for Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restrictions of record in Book 9408, page 320 and as amended in Book 9613, page 20, Register's Office for Davidson County, Tennessee; and (d) ByLaws of record in Book 9408, page 334, Register's Office for Davidson County, Tennessee.

George Goodwin joins in the execution of said Warranty Deed for the limited purpose of conveying any interest that he may have by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 1516 Bell Trace 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.

Davidson County DEEDWARR
Recvd: 03/30/06 12:16 2 pgs
Fees:13.00 Taxes:499.50
20060330-0036114

Witness our hands this 24th day of March, 2006.

Sandra K. Goodwin

George Goodwin

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 Sandra K. Goodwin and George Goodwin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2006.

Commission expires: November 25, 2006

Amy Adams Gowan Notary Public

