2350 book 186

WARRANTY DEED **8939**

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **3RD DAY OF AUGUST, 2006.**

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 14, 2009
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/18/06 12:44 2 pgs
Fees:13.00 Taxes:476.93

20060818-0102190

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Holtzclaw	JPMorgan Chase Bank	**162-03-0 096.00**
(NAME)	(NAME)	
104 McLendon Court	P.O. Box 79046	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Phoenix, AZ 85062	
(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, **James Earl Goggans Jr. and wife Sarah C. Goggans and James Andrew Goggans**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Holtzclaw**, married 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 Lot No. **39** on the Plan of **Colewood Hills**, Section I, as of record in Plat Book **4300**, Page **130**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **James Earl Goggans Jr. and wife, Sarah C. Goggans** and **James Andrew Goggans**, joint tenants with the right of survivorship by deed of record in Instrument 20010129-0008255, 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 **104 McLendon 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.

Witness **my/our hand(s)** this **3rd day of August, 2006**.

James Andrew Goggans

James Earl Goggans Jr.

Sarah C. Goggans

State of Kansas County of Johnson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James Andrew Goggans, James Earl Goggans, Jr. and Sarah C. Goggans 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 Overland Park Kansas this 3rd day of August, 2006.

Commission expires: 6-1-10

Notary Public

NOTARY PUBLIC - State of Kansas
ANNA N. ROOK
My Appt. Expires 6-1-10