WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 14:26 2 pgs
Fees:13.00 Taxes:444.00

20060919-0116057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-21-2009

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Larry Douglas Smith Irrevocable Grantor Trust Dated 4/25/2001	SAME owner name	19-051.10-0A-120.00-CO
(NAME) 1534 Lewis Rd.	(NAME) 3227 Ravenwood Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37216	
(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, Richard Lee Goodwin and Donna L. O'Kelley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Larry Douglas Smith Irrevocable Grantor Trust Dated 4/25/2001, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 1534 on the Plan of Oakland Trace, a residential Planned Unit Development, of record in Plat Book 6250 at page 906, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lillian I. Goodwin by Deed from Barbara J. Batson and husband A.C. Batson, of record in Book 10391, page 909, dated March 24, 1997, Register's Office for Davidson County, Tennessee. Lillian I. Goodwin having since deceased on July 3, 2006. Said property is solely vested in Richard Lee Goodwin and Donna L. O'Kelley, the only heirs at law for Lillian I. Goodwin per Affidavit of Heirs of record in Instrument No. 20060919011605 6, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Davidson County Property Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; All matters appearing on the Plan of Oakland Trace of record in Plat Book 6250, page 906; Restrictions of record in Book 6840, page 637, Book 6993, page 118, and in Instrument No. 20010629006933 1; Charter for Homeowners Association of record in Book 6563, page 611; Conveyance of Common Area of record in Book 6859, page 183; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1534 Lewis Rd., Madison, TN 37115

(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 15th day of September, 2006.

Richard Lee Goodwin

Donna L. O'Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Richard Lee Goodwin and Donna L. O'Kelley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of September, 2006.

Notary Public

COUNTY OF WILLIAMSON * WILLIAM S. CARMAN * STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires:

11-21-2009