WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Mira V. McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Cheryl B. Mimms
Notary Public

MY COMMISSION EXPIRES: Sept 20, 2008
(AFFIX SEAL)

CHERYL B. MIMMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

BUYERS TITLE & ESCROW, LLC
5210 MARYLAND WAY, STE 201
BRENTWOOD, TN 37027
Please return after recording to:

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Goodman, IV	John Goodman, IV	147-10-0/126.00
(NAME)	(NAME)	
635 Watsonwood Drive	635 Watsonwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Mira M. Kroger, n/k/a Mira V. McClanahan an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Goodman and wife Monica 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. 334 on the Plan of Whispering Hills, Section 2-A, of record in Plat Book 2331, Page 132, Register's Office for Davidson County, Tennessee.

Being included within the above description but specifically excluded from this conveyance is that portion of the property that was conveyed to the Metropolitan government of Nashville and Davidson County, Tennessee of record in Book 7648, Page 34, said Register's Office.

Being the same property conveyed to Mira V. McClanahan a/k/a Mira M. Kroger by Quit Claim Deed from Adam M. Kroger dated July 22nd, 2004, and filed for record in Instrument No. 20040831-0105016, and by Instrument recorded on July 24th, 2001 filed as Instrument No. 20010724-0078454, in the Register's Office for Davidson County, Tennessee.

This Property is commonly known as: 635 Watsonwood Drive Nashville Tennessee 37211.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2331, Page 132, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 635 Watsonwood Drive, Nashville, TN 37211
(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 hand this.

Davidson County DEEDWARR
Recvd: 12/04/06 08:15 2 pgs
Fees:13.00 Taxes:490.25

20061204-0148825

Mira V. McClanahan
Mira V. McClanahan

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 Mira M. Kroger n/k/a Mira V. McClanahan the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2006.

Commission expires: Sept. 20, 2008

CHERYL B. MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

Cheryl B. Mimms
Notary Public

mm