WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 08:08 2 pgs
Fees:13.00 Taxes:225.70

20070403-0039430

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Goodwin	John D. Goodwin	Map 91-11
(NAME) 4911 Georgia Avenue	(NAME) 4707 Michigan Ave.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	Parcel 274
(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, I, **Clovis Paul Connor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Goodwin**, 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's. 822 and 824 of Block 123 on the Map of Plan No. 1, West Nashville, as shown of record in Plat Book 57, Page 74-75, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Walter T. Cardell by Deed from Malcom J. Brown and Mark A. Brown, filed for record 02/14/78 in Book 5252, Page 563, Register's Office for Davidson County, Tennessee.

Walter T. Cardell having died on September 1,2006, leaving said property to Clovis Paul Connor, Lewis County, Tennessee Probate Case No. P-815.

Subject to all matters as shown on plat of record in Plat Book 57, Pages 74-75, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4911 Georgia Avenue, Nashville, TN 37209

(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 30th day of March, 2007.

Clovis Paul Connor

Clovis Paul Connor

STATE OF TENNESSEE
COUNTY OF Lewis

Personally appeared before me, the undersigned, a Notary Public, Clovis Paul Connor, the within named 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 purpose therein contained.

Witness my hand and official seal at Hohenwald Tennessee this 30th day of March, 2007.

Commission expires: 1-18-2011

Notary Public

LINDA STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY