File No. 07WH0157

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/07 13:26 2 pgs
Fees:13.00 Taxes:241.20

20070803-0092677

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tara Godwin | Taylor, Bean & Whitaker Mortgage Corp. | 119-14-0A-098.00 |
| (NAME) | (NAME) | |
| 2929 Selena Drive, Unit F-98 | 1417 North Magnolia Ave, Mail Stop S | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Ocala, FL 34475-9078 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **CAROLYN STRICKLAND STEWART, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARA GODWIN, UNMARRIED, AND CHARLES L. GODWIN AND WIFE, SUE E. GODWIN, AS TENANTS-IN-COMMON WITH FULL RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 98 on the Site Plan of Kingswood Condominiums of record in Plat Book 5200, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood Condominiums as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, as amended in Book 6058, page 322, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Carolyn Strickland Stewart by deed dated 10/26/1998 from Wilson Stewart and wife, Carolyn Strickland Stewart of record in Book 11180, page 173, Register's Office for Davidson County, Tennessee.**

This property is not now nor has it ever been the principal residence of the Grantor.

This conveyance is further subject to (1) 2007 real estate taxes, which have been prorated and assumed by the Grantee(s); (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2929 Selena Drive, Unit F-98, Nashville, Tennessee 37211

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 31st day of July, 2007.

Carolyn Strickland Stewart

Carolyn Strickland Stewart

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named CAROLYN STRICKLAND STEWART, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2007.

Commission expires:

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

**File Number: 07WH0157**

**RETURN TO:**

**Venture Title & Escrow, Inc.**
**3027 Highway 31 W**
**White House, TN 37188**