File No. 290400411

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090028866 DEEDWARR
Recvd: 05/01/09 13:37 2 pgs
Fees:13.00 Taxes:425.50
20090501-0039821

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla L Godwin	New Owner	072-07-0-021.00
(NAME)	(NAME)	
1224 Shelton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Todd Jarrell, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Carla L Goodwin,** Unmarried hereinafter called the grantee(s), Her 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 the easterly 22.7 feet front and 13.4 feet rear of Lot No. 66 and the westerly 27.3 feet front and 36.6 feet rear of Lot No. 67 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by S. M. McMurray Engineering Company April 16, 1937, as follows: Beginning on the Southerly margin of Shelton Avenue at a point 100 feet West of the Westerly margin of Oxford Street, extended said point being the Northwest corner of the property conveyed to Claude D. Buck and wife, by deed from Robert J. Overali and wife, of record in Book 692, Page 525, Register's Office for Davidson County, Tennessee; thence with the Southerly margin of Shelton Avenue Westwardly 50 feet; thence Southwardly 189.75 feet; thence Eastwardly 50 feet to the Southwest conrer of said Buck property; thence with the Westerly line of said Buck property Northwardly 189.75 feet to the beginning.

BEING the same property conveyed to Todd Jarrell, unmarried by Warranty Deed from Marilyn Elisabeth White, unmarried of record in Instrument No. 20000411-0036383 on 04/07/2000 and filed for record on 04/11/2000, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee; (3) Sanitary Sewer and Storm Drainage Easement of record in Book 4771, Page 4, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1224 Shelton Ave., Nashville, TN 37216
(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(S), Her 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), Her 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 hands this 29th day of April, 2009.

Todd Jarrell

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand at office this 29th day of April, 2009.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290400411

RETURN TO:
Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212