

BILL GARRETT, Davidson County
Trans:T20090054797 DEEDWARR
Recvd: 08/11/09 12:14 2 pgs
Fees:13.00 Taxes:613.83



20090811-0075587

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,900.00**.

Wilma Davis
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2009.

William B. Gregory
Notary Public

My commission expires: 3-30-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

file 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wilma Davis	**Bank of America N.A.**	
2108 Maynard Court	**9000 Southside Blvd. # 600**	**Map 058 09 0 A**
Nashville, Tennessee 37218	**Jacksonville, FL 32256**	**Parcel 053.00 CO**

FOR AND IN 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 ACKNOWLEDGE, WE,

Maje' Goodwin, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilma Davis

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. 28 on the plan of Creekside Trails- Phase 2, of record in Inst. No. 20000426-0041282 as amended by Inst. No. 20020709-0082562 and as amended by Inst. No. 20030417-0051277, as re-recorded in Inst. No. 20030417-0051461, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Maje' Denise Goodwin, unmarried by instrument executed August 15, 2003, which is of record in Inst. No. 20030820-0120697, Register's Office for Davidson County, Tennessee. Maje' Denise Goodwin, Maje' D. Goodwin, and Maje' Goodwin, is one and the same person.

THIS conveyance is subject to all matters on the plan of Creekside Trail, Phase 1, of record in Inst. No. 20001026-01006269 as amended by Inst. No. 20021210-0152343 and on the Plan of Creekside Trails, Phase 2 of record in Inst. No. 20000426-0041282 and as amended in Inst. No. 20020709-0082562, said Register's Office. To restrictive covenants in Inst. No. 20000915-0092002l; Supplement amendment of record in Inst. No. 20011025-00117168 and Second Supplement amendment of record in Inst. No. 20020828-0103983, all in said Register's Office. Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871 page 532, said Register's Office. Subject to charter of Eaton's Creek Park Homeowners Association of record as Inst. No. 20011126-0128291, said Register's Office. Easement for water mains and appurtenances of record in Book 6255 page 578, said Register's Office. Easement for sanitary sewers and/or storm drainage of record in Book 8326 page 230, said Register's Office. Subject to Storm Water Detention Agreement of record as Inst. No. 20001011-0100954, said Register's Office. Subject to temporary construction easements as set forth in Consent Judgment

and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345. Subject to the flow of Eaton's Creek and branches thereof. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails. No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property known as **2108 Maynard Court, Nashville, Tennessee 37218**

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 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 convenant 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/our hand(s) this 30th day of July, 2009.

Maje' Goodwin By Power of Attorney

Maje' Goodwin by Marilyn Goodwin POA

Marilyn Goodwin

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, **Marilyn Goodwin,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of **Maje' Goodwin,** and who acknowledged that she executed the within instrument as the free act and deed of the said **Maje' Goodwin,** and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said **Maje' Goodwin,** and recorded as Inst. No. _____ said Register's Office.

Witness my hand, at office, this **July 30, 2009.**

My Commission Expires: March 30, 2010

William B. Gregory

Notary Public

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY