WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: October 22, 2012.
(AFFIX SEAL)

Robin R. Keller
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reshonda S. Goins	Guaranty Trust	174-11-A/12CO
(NAME)	(NAME)	
1048 Blairfield Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, **Casandra Thomas and Rickey Thomas, Jr., wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reshonda S. Goins, unmarried**, 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 all of Lot No. 12, Cane Ridge Farms, Section One, according to plat and survey of same appearing of record in Instrument No. 20008250083988, of the Register's Office of Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Casandra Thomas and Rickey Thomas, Jr., wife and husband, by Quitclaim Deed from Casandra Freeman and Rickey Thomas, Jr., each an unmarried person, dated October 30, 2003, of record in Instrument No. 20031107-0163883, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Cassandra Freeman and Rickey Thomas, Jr., each unmarried person, by Deed from Greenvale construction, LLC, a Tennessee Limited Liability Company, dated November 30, 201, of record in Instrument No. 200112130137523, said Register's Office.

This conveyance is subject to the following: Taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20000825-0083988; restrictions of record in Instrument No. ; all of record in the Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1048 Blairfield Drive, Antioch, TN 37013
(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 our hands this 30th day of April, 2010.

Casandra Thomas

Rickey Thomas, Jr.

BILL GARRETT, Davidson County
Trans:T20100029119 DEEDWARR
Recvd: 05/14/10 10:57 2 pgs
Fees:13.00 Taxes:688.20
20100514-0037330

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Casandra Thomas and Rickey Thomas, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 30th day of April, 2010.

Notary Public

My Commission Expires: 10/22/12

Robin R. Keller
State of Tennessee Notary Public
Rutherford County