Davidson County DEEDWARR
Recvd: 09/16/10 14:32 4 pgs
Fees:23.00 Taxes:388.50
20100916-0073893

WARRANTY DEED

THIS INDENTURE, made and entered into this 31 day of August, 2010, by and between **BRENT D. GOATS and LINDSAY J. GOATS**, party of the first part, and

X ASHLEY NICOLE ADCOCK, an unmarried person

, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 89A, on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 and 97, Percy Priest Woods, Section IV, of record in Plat Book 6250, Page 357, amended in Book 6250, Page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number ** in the Register's Office of DAVIDSON County, Tennessee. ** 20080116-0004839

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2010, and subdivision restrictions, building lines and easements of record in Plat Book 6250 Page 357, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BRENT D. GOATS

LINDSAY J. GOATS

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BRENT D. GOATS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 11 day of June, 2010.

Notary Public Candace A. Ridley

My commission expires: March 3, 2014

CANDACE A. RIDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CANDACE A. RIDLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LINDSAY J. GOATS**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 11 day of June 2010.

Notary Public Candace A. Ridley

My commission expires: March 3, 2014

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of August, 2016.

Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Address: **405 WOODSMAN COURT, NASHVILLE, TN 37214**

Tax Parcel Number: 10816026100

Name and address of property owner, [illegible]

Ashley Nicole Adcock
405 Woodsman Court
Nashville, TN 37214

Mail Tax Bills To:
Avenue Bank
3823 Cleghorn Ave.
Nashville, TN 37215

This instrument was prepared by, and after recording, return to:

Stewart Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011