WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,135.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd E. Goodwin	Wilson Bank & Trust	106-03-004.00
(NAME)	(NAME)	
1611 Shelby Trace	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN. 37122	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110021737 DEEDWARR
Recvd: 04/13/11 10:10 2 pgs
Fees:13.00 Taxes:259.50
20110413-0028408

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, **Vernise Page Carpenter, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Todd Goodwin, Married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Situated on the East side of Spence Lane, being Lot No. 3 on divided Lot No. 7 on plan of part of Wm. G.M. Campbell Lands, recorded in Book 9, Page 337, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at a point 200 feet North of the intersection of Rosemont School property line and Spence Lane, thence East 300 feet; thence North 100 feet; thence West 300 feet to Spence Lane; thence South 100 feet to the beginning.

LESS AND EXCEPT the property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Deed dated 1/25/1968 of record in Book 4207, Page 453 and as re-recorded in Book 4209, Page 67, said Register's Office.

A strip or parcel of land in the 15th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 3 on the divided Lot No. 7 on Plan of part of Wm. G.M. Campbell Lands, recorded in Book 9, Page 337 and Book 843, Page 30, Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at a point 200 feet North of the intersection of Rosemont School property line and the present East margin of Spence Lane; thence South 87 deg. 47 min. East 10.0 feet to a point on the new relocated East margin of Spence Lane; thence North 2 deg. 12 min. East 100.0 feet along the new relocated East margin of Spence Lane to a point; thence North 87 deg. 47 min. West 10.0 feet to a point on the present East margin of Spence Lane; thence South 2 deg. 12 min. West 100.0 feet along the present East margin of Spence Lane to the point of

beginning and containing 1000 square feet, more or less.

Being the same property conveyed to Vernise Page Carpenter by Deed dated 2/20/2007 from David Kennedy, Jr., Trustee, and filed for record on 3/16/07 in Instrument No. 20070316-0032536, 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 418 Spence Lane, Nashville, TN 37210

(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), their heirs and/or 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/or 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 hand this 11th day of April, 2011.

Vernise Page Carpenter.
Vernise Page Carpenter

State of Tennessee
County of Wilson

Personally appeared before me Vernise Page Carpenter, unmarried, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2011.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

