WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110057005 DEEDWARR
Recvd: 09/14/11 10:39 2 pgs
Fees:13.00 Taxes:259.00
20110914-0071266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Mickey C. Matthews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Mickey C. Matthews	NEW OWNER	Map & Parcel 03407000600
(NAME)	(NAME)	
302 Shepherd Hills Drive		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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, I, Terry Dewayne Goddard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mickey C. Matthews and Frankie A. Matthews, 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. 88, on the Plan of Shepherd Hills, Section II, of record in Plat Book 2900, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 88 fronts 100 feet on the westerly side of Shepherd Hills Drive, and extends back 340 feet on the northerly line and 350 feet on the southerly line, to a line in the rear on which it measures 157.9 feet.

Being the same property conveyed to Terry Dewayne Goddard by the Last Will and Testament of Elise Dale Gregory and by deed of record in Instrument Number 20110428-0032406, Register's Office, Davidson County, Tennessee.

Terry D. Goddard and Terry Dewayne Goddard are one in the same person.

unimproved ☐

This is improved ☑ property, known as 304 Shepherd Hills Drive, Madison, TN 37115

(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 my hand this 9th day of September, 2011.

Terry Dewayne Goddard

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of September, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terry Dewayne Goddard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-29-13

Notary Public,

