WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110076445 DEEDWARR
Recvd: 12/05/11 09:30 2 pgs
Fees:13.00 Taxes:666.00
20111205-0094369

JANE G... NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO...

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013.~~ 8/10/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Goodson	same address as new owner	173-4-O-A-355
(NAME)	(NAME)	
5525 Oak Chase Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(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, Paul W. Duty and Kelly J. Duty, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn Goodson, an unmarried person, 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:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Final Plat Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument NO. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul W. Duty and Kelly J. Duty, husband and wife by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated January 21, 2005, of record in Instrument No. 20050202-0012463, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Oak Highlands of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7350, Page 24, rerecorded in Book 7367, Page 587, amended in Book 8765, Page 77, Instrument No. 200004280042354, Instrument No. 200207250089130, and Instrument No. 200207250089131, Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 7337, Page 529, and amended in Book 8765, Page 100, Register's Office for said County. Amended By-Laws of record in Book 8765, Page 90, Register's Office for said County. Conveyance of Open Space of record in Instrument No. 200402170017737, Register's Office for said County. Stormwater Detention Agreement of record in Instrument No. 200105030045314, Register's office for said County.

unimproved ☐

This is improved ☒ property, known as 5525 Oak Chase Drive, Cane Ridge, 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 22nd day of November, 2011.

Paul W. Duty

Kelly J. Duty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul W. Duty and Kelly J. Duty, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of November, 2011.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013