BILL GARRETT, Davidson County
Trans:T20130009392 DEEDWARR
Recvd: 02/04/13 11:06 2 pgs
Fees:13.00 Taxes:603.10

20130204-0011264

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130100011

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of JANUARY, 2013

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL L. HUFFMAN	Wolfe Financial, Inc.	095-11-0-018.00
413 WOODBERRY COURT	191-H NC Highway 42 N.	
NASHVILLE, TN 37214	Asheboro, NC 27203	

FOR AND IN 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,

CLINTON W. GOODMAN AND WIFE, MARGARET D. GOODMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL L. HUFFMAN AND WIFE, STACY M. HUFFMAN

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. 5 on the Map of Cloverdale Subdivision, of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Clinton W. Goodman by Quitclaim Deed from Carol C. Goodman, dated 4/23/10 and recorded 6/24/10 in Instrument No. 20100624-0049509; and being the same property previously conveyed to Clinton W. Goodman and wife, Carol C. Goodman, by Warranty Deed from David Alan Atwood and wife, Sharon S. Atwood, dated 8/30/96 and recorded 9/4/96 in Book 10176, Page 914, Register's Office for Davidson County, Tennessee.

The undersigned Margaret D. Goodman, spouse of Clinton W. Gooman joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **413 WOODBERRY COURT, NASHVILLE, TN 37214**
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 January, 2013.

CLINTON W. GOODMAN

Witness my hand this ~~29th~~ 30th day of January, 2013.

MARGARET D. GOODMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLINTON W. GOODMAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of JANUARY, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF FLORIDA
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET D. GOODMAN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. ONLY for Margaret Goodman

Witness my hand and official seal at Sarasota, Florida, this 30th day of JANUARY, 2013.

Commission Expires: 08/13/16

Ashley Parker
Notary Public

ASHLEY PARKER
Notary Public, State of Florida
Commission # EE 224626
My comm. expires Aug. 13, 2016