File No. 133202

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101801 DEEDWARR
Recvd: 12/04/13 11:09 2 pgs
Fees:13.00 Taxes:436.60
20131204-0123490

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Deanna Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/29/16
(AFFIX SEAL)

ARIC B. HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond J. Goodboo, III	NEW OWNER	019-13-0-035.00
(NAME)	(NAME)	
112 Myers Ave		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE **RONNIE CLINARD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND J. GOODBOO, III AND RAYMOND J. GOODBOO, IV, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, Tennessee and described as follows:

Beginning at a point in the north margin of Myers Avenue, which point is the southwest corner of a tract of land conveyed to L.R. Huffine and wife, by deed of record in Book 1151, Page 635, running thence along the north margin of Myers Avenue, in a westerly direction, 100 feet to a point in the north margin of Myers Avenue; thence north 131 feet, more or less, to a point in the south margin of a 10 foot alley, which point is 95 feet west of the northwest corner of the Huffine tract above referred to; thence in an easterly direction along the south margin of said alley; 95 feet to the west margin of the above described Huffine property; thence south 131 feet, more or less, along the west margin of the L.R. Huffine property to the north margin of Myers Avenue, the point of beginning.

BEING the same property conveyed to Ronnie Clinard by Warranty Deed from Timothy M. Garrett, dated August 17, 2009 and recorded August 19, 2009 in Instrument No. 20090819-0078232, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of the Grantor.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 112 Myers Ave, Goodlettsville, Tennessee 37072

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 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 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/our hand(s) this 27th day of November, 2013.

Ronnie Clinard

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Witness my hand at office this 27th day of November, 2013.

Commission expires: 3/28/15

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY