BILL GARRETT, Davidson County
Trans:T20140014060 DEEDWARR
Recvd: 02/28/14 10:22 2 pgs
Fees:13.00 Taxes:793.65
20140228-0017272

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-0043

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00.

Tommy Goddard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF February, 2014.

2nd
Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
Garry D. Allison, Jr.
Drue E. Allison
2232 Craigmeade Circle
Nashville, TN 37214

SEND TAX BILLS TO:
Mortgage Inv. Group
8320 East Walker Sp. Lane Ste 200
Knoxville TN 37923

MAP-PARCEL:
09502014100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tommy Goddard and wife, Cindy Goddard and Cynthia Goddard

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garry D. Allison, Jr. and wife, Drue E. Allison

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. 19 on the Plan of Craigmeade Subdivision, Section I, of record in Book 2900, page 121, Register's Office for said county as follows;

Said Lot No. 19 fronts 105 feet on the northwesterly side of Craigmeade Circle and runs back 328.6 feet on the westerly line and 241.2 feet on the northeasterly line to a dead line measuring 229.1 feet thereon.

Being the same property conveyed to Walter H. Neville and wife, Marie B. Nevill on 07/25/1966 by deed from Antonio Bertoli and wife, Linda C. Bertoli, filed for record on 08/03/1966 in Book 4042, page 963, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Tommy Goddard and Cindy Goddard and and Cynthia Goddard on 02/24/2012 by deed from Chancery Court for Davidson County, filed for record on 03/07/2012 in Instrument No. 20120307-0020021, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 2232 Craigmeade Circle, 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 my hand this 25th day of February, 2014.

Tommy Goddard

Tommy Goddard

Cindy Goddard

Cindy Goddard

Cynthia Goddard

Cynthia Goddard

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tommy Goddard and Cindy Goddard,** 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 Hendersonville, Tennessee this 25 day of February, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Goddard,** 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 Hendersonville, Tennessee this 25 day of February, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY