BILL GARRETT, Davidson County
Trans:T20140031395 DEEDWARR
Recvd: 05/07/14 09:11 2 pgs
Fees:13.00 Taxes:421.43

20140507-0038746

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2014<br>Notary Public<br>MY COMMISSION EXPIRES: 3-1-17<br>(AFFIX SEAL) |
|---|---|

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 2672 N Mt. Juliet Road, Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jackie R Sadler and Donna L Sadler | | 053-03-0-392.00 |
| (NAME) | (NAME) | |
| 1604 Turner Street | Same as Owner | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

ROBERT K VANN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 03-01-17

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, I/WE, **Joshua R. Goodwin and Angela D. Goodwin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jackie R Sadler and Donna L Sadler, husband and wife**, 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, VILLAGE OF OLD HICKORY, SECTION E, REVISED, as shown on plat of record in Plat Book 1424, page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Joshua R. Goodwin, a single man and Angela D. Scoggins, a single woman by deed dated July 15, 2011 from Blake M. Wylie and Kendra Wylie, husband and wife, and filed of record in Instrument No. 20110721-0055858, Register's Office for Davidson County, Tennessee. By virtue of marriage, Angela D. Scoggins now known as Angela D. Goodwin.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1604 Turner Street, Old Hickory, TN 37138

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, has 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 **April, 2014**

**Joshua R Goodwin**

**Angela D. Goodwin**

STATE OF ~~TENNESSEE~~ WASH
COUNTY OF ~~Wilson~~ KING

Personally appeared before me, the undersigned authority, **Joshua R. Goodwin and Angela D. Goodwin,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2014**

Notary Public

My commission expires: 3-1-17

ROBERT K VANN
COMMISSION EXPIRES
NOTARY
PUBLIC
03-01-17
STATE OF WASHINGTON