BILL GARRETT, Davidson County
Trans:T20140078488 DEEDWARR
Recvd: 10/17/14 15:10 2 pgs
Fees:13.00 Taxes:444.00
20141017-0096108

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Thomas Goodwin 94 Thompson Lane Nashville, TN 37211	Same	Map 119-10 Parcel 95 PW

FOR AND IN CONSIDERATION of $120,000.00 cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **TOM R. SMITH, a single man ("Grantor")**, have bargained and sold, and by these presents do hereby transfer and convey unto **JOHN THOMAS GOODWIN, a single man ("Grantee")** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Hidden Acres Subdivision, of record in Book 1130, Page 89, Register's Office for said County.
>
> Said Lot No. 76 fronts 75 feet on the northerly side of Thompson Lane and runs back 259 feet on the easterly line and 273.03 feet on the westerly line, to a dead line in the rear, measuring 76.5 feet thereon.
>
> Being the same property conveyed to Tom R. Smith by Installment Deed from Kenneth Burgess of record in Instrument No. 20030918-0138426, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

This is improved property known as 94 Thompson Lane, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has

a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of October, 2014.

TOM R. SMITH

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 bargainor, **TOM R. SMITH**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2014.

NOTARY PUBLIC
My Commission Expires: 6/5/15

MARTIN A. KOOPERMAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me this 17th day of October, 2014.

NOTARY PUBLIC
My Commission Expires: 6/5/15

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY