

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nuvia Leonard, an unmarried woman	SWBC Mortgage Corp.	16301001800
	(NAME)	
4224 Kevinwood Court	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Weston O'Neal Goodwin and Inga Goodwin, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nuvia Leonard, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 19 ON THE PLAN OF HICKORY HIGHLAND PLACE-PHASE 2 AS OF RECORD IN PLAT BOOK 9700, PAGE 681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WESTON O'NEAL GOODWIN, UNMARRIED BY DEED FROM JAMES J. REESE, JR., UNMARRIED, DATED 06/18/2007, RECORDED ON 07/06/2007, IN INSTRUMENT NO. 20070706-0080913, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID WESTON O'NEAL GOODWIN HAVING SINCE MARRIED INGA GOODWIN. THE SAID INGA GOODWIN JOINS IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST SHE HAS IN SAID PROPERTY.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4224 Kevinwood Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 27th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150015511 DEEDWARR
Recvd: 03/03/15 10:29 2 pgs
Fees:13.00 Taxes:481.00
20150303-0018374

WARRANTY DEED
(Continued)

Weston O'Neal Goodwin

Inga Goodwin

STATE OF VA
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Weston O'Neal Goodwin and Inga Goodwin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of February, 2015.

Notary Public

My Commission Expires: 9/30/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Charles Thomas Arvin
Commonwealth of Virginia
Notary Public
Commission No. 7332744
My Commission Expires 9/30/2018