(1)

WARRANTY DEED

File #15082

BILL GARRETT, Davidson County
Trans: T20150033194 DEEDWARR
Recvd: 05/01/15 09:18 2 pgs
Fees: 13.00 Taxes: 843.60
20150501-0039168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/1/2017
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crockett Goode	BB&T ~~New Owner~~ Mortgage	-119-14-0-207.00
(NAME)	(NAME)	
2932 Wingate Avenue	P.O. Box 7933	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Springfield, OH 45501-7933	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Allen S. Hewson and Katherine M. Alley Hewson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crockett Poteet Goode and Amy E. Goode, 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. 38 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen S. Hewson, an unmarried man, and Katherine M. Alley, an unmarried woman, as tenants in common with right of survivorship by Warranty deed from Andrew Tilghman and wife, Lindsey Tilghman of record in Instrument No. 20120417-0032595 Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 17, 2012. Katherine M. Alley and Katherine M. Alley Hewson being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 1130, Page 90, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2932 Wingate Avenue, Nashville, TN 37211

(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 hand this 29th day of April, 2015.

Allen S. Hewson

Katherine M. Alley Hewson

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Allen S. Hewson Katherine M. Alley Hewson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2015.

Notary Public

My Commission Expires: 12-18-19

(SEAL)



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206