File Box 8

BILL GARRETT, Davidson County
Trans:T20150038557 DEEDWARR
Recvd: 05/18/15 15:32 2 pgs
Fees:13.00 Taxes:3683.35
20150518-0045701

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $995,500.00.

Rachel Fann
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2015.

Debbie Mann
Notary Public

My commission expires: STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Sherry G. Goodman	New Owner	**103 13 0 045.00**
404 W. Hillwood Drive		
Nashville, TN 37205		

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

Bonnie M. Small, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherry G. Goodman and Daniel A. Goodman, join tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Hillwood Estates, Section Two of record in Plat Book 1835, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 190 feet on the northerly side of West Hillwood Drive, and runs back 293.8 feet on the easterly line and 386.8 feet on the westerly line, to a dead line, measuring 247.3 feet.

Being the same property conveyed to Bonnie M. Small by quitclaim deed from Douglas A. Small of record in Book 8119, page 249, Register's Office for Davidson County, Tennessee, dated 05/30/1990 and recorded on 05/30/1990.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 404 W. Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF May 14, 2015:

Bonnie M. Small

Douglas A. Small**

** *Douglas S. Small, spouse of Bonnie M. Small, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.*

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Bonnie M. Small and Douglas A. Small, the within named Grantor(s), 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, at office, this the 14th day of May, 2015.

My Commission Expires: 6-5-16

Notary Public

20151229R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY