BILL GARRETT, Davidson County
Trans:T20150064518 DEEDWARR
Recvd: 08/04/15 15:35 2 pgs
Fees:13.00 Taxes:950.90
20150804-0077455

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES: 6/19/18
File No. G15-2149D

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Godwin and Victoria Godwin, husband and wife (NAME)	New Owner (NAME)	61-15-3
1001 Horseshoe Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Brennan C. Ward and Anna C. Ward, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Godwin and Victoria Godwin, 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. 60 on the plan of LOCUST GROVE ESTATES, as shown by plat of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brennan C. Ward and Anna C. Ward, husband and wife from Mitzi Dickerson, as Executrix of the Estate of Mary Ezell, by Deed dated July 2, 2014, as Instrument No. 20140714-0061591, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 11, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1001 Horseshoe Drive, Nashville, TN 37216.

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. Whenever 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 24th day of July, 2015.

Brennan C. Ward — July 24, 2015 Date

Anna C. Ward — July 24, 2015 Date

STATE OF Arkansas

COUNTY OF Perry }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brennan C. Ward and Anna C. Ward, husband and wife, the bargainor(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 and official seal, this 24th day of July, 2015.

My Commission Expires: Aug 14, 2018

Notary Public

ROSSALIN DAVIE NOTARY PUBLIC ARKANSAS PERRY COUNTY 12367908 EXPIRES 8-14-2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066