WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000854 DEEDWARR
Recvd: 01/05/16 13:56 2 pgs
Fees:13.00 Taxes:1840.75
20160105-0000900

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $497,500.00.

Affiant

Subscribed and sworn to me on December 30, 2015.

NOTARY PUBLIC

My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN. 37201
Our File #28869SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Goodson and Melissa Campbell Goodson 1404 Ashwood Avenue Nashville, TN 37212	SAME	105-13-012

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Webb Buckley Hosse and wife, Janice E. Hosse**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto John Goodson and wife, Melissa Campbell Goodson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 300, on the map of a re-subdivision of a part of the Belmont Land Company Subdivision, of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 50 feet on the north side of Ashwood Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Webb Buckley Hosse, by Quitclaim Deed from Keith A. Loiseau, an unmarried person, dated December 19, 1994, filed for record on May 11, 1995, in Book 9669, page 708, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Webb B. Hosse, by Quitclaim Deed from Ann H. Claesges and husband, Axel W. Claesges, dated December 19, 1994, filed for record on May 11, 1995, in Book 9669, page 706, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Webb B. Hosse and Ann H. Claesges and Keith A. Loiseau, as Tenants in Common, by Deed from William Webb Buckley, an unmarried person, dated May 26, 1994, filed for record on June 6, 1994, in Book 9369, page 400, in the Register's Office for Davidson County, Tennessee.

** Janice E. Hosse, joins in this conveyance for the purpose of conveying any and all marital rights she may have in and to said property.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2016 and subsequent taxes are assumed by the Grantee.
2. Subject to Neighborhood Conservation Overlay as made applicable to the subject property by Ordinance No. BL2005-556, in the Metro Clerk's office for Davidson County, Tennessee together with any and all restrictions improved by the Metropolitan Historic Zoning Commission, not of record.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1404 Ashwood Avenue, Nashville, TN 37212.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands this 30th day of December, 2015

Webb Buckley Hosse

Janice E. Hosse

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 30, 2015, before me personally appeared Webb Buckley Hosse and Janice E. Hosse to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on Decemer 30, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE