STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Kenneth W Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF April, 2016.

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G16-4424D

BILL GARRETT, Davidson County
Trans:T20160030735 DEEDWARR
Recvd: 04/15/16 10:46 2 pgs
Fees:13.00 Taxes:259.00
20160415-0036234

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth W. Ross and Doris A. Ross (NAME)	New Owner (NAME)	43-6-232
417 Roosevelt Avenue (STREET ADDRESS)	7186 Lama Terra Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, **Deborah Goad Gunter and Howard Wayne Goad as Devisees under the Last Will and Testament of Virgie M. Goad**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth W. Ross and Doris A. Ross, 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:

Being a tract of land in the Eleventh Civil District of Davidson County, Tennessee,

Beginning at a concrete monument in the north margin of Roosevelt Avenue, being the southerly most corner of Lot 307 on the plan of Madison Park, Section 3, as recorded in Book 3500, page 104, and running as follows:

In a westerly direction with a 326.29' radius curve to the right a distance of 166.68' to a point; thence, North 85'52' West a distance of 8.2' to a point; thence, North 5'24' East a distance of 158.01' to a concrete monument; thence, South 60'57' East a distance of 124.00' to a concrete monument; thence, South 25'08' East a distance of 104.48' to the point of beginning, containing 0.47 acres, more or less, per survey by Turner Engineering Company, dated October 6, 1966.

BEING the same property conveyed to Virgie L. Goad from Dugger Developments, Inc., a Tennessee Corporation, by Deed dated October 12, 1966, in Book 4071, Page 876, in the Register's Office for Davidson County, Tennessee. The said Virgie L. Goad having since died testate May 8, 2005. Pursuant to the Last Will and Testament of Virgie m. Goad probated under Case No. 05P1546 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to Deborah Goad Gunter and Howard Wayne Goad.

4424

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

1. Restrictions as recorded in Book 3794, page 933 and Book 4071, page 876, Register's Office for Davidson County, Tennessee.

The 2015 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 417 Roosevelt Avenue, Madison, TN 37115.

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 13th day of April, 2016.

Deborah Goad Gunter — April 13, 2016
Deborah Goad Gunter — Date

Howard Wayne Goad — April 13, 2016
Howard Wayne Goad — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Deborah Goad Gunter and Howard Wayne Goad, 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 13th day of April, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

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