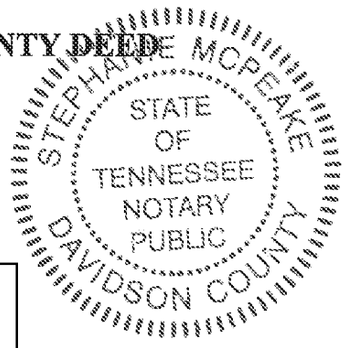
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 05/09/16 09:28 3 pgs
Fees:18.00 Taxes:1054.50
20160509-0045559

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00**

Affiant

Subscribed and sworn to before me this 9th day of May, 2016.

Notary Public
My Commission expires: 1-11-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly A Goodman	SAME	072-12-0-109.00
2101 Stratford Avenue		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Devan McClish, unmarried and Debra McClish, unmarried, Joint Tenants with Right of Survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly Ann Goodman**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 101 on the Map of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Devan McClish and Debra McClish, Joint Tenants with Right of Survivorship from Raymond David Cannon III and Darlene Cannon Duncan by Warranty Deed on June 19, 2015, of record in Instrument Number 20150624-0060634, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2016 in the estimated amount of $1,752.21 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-12-0-109.00, which are not due until 10/1/2016.

Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4192, Page 160, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2101 Stratford Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 29, 2016.

Devan McClish

Debra McClish

STATE OF TENNESSEE
COUNTY OF Maury

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Devan McClish and Debra McClish, Joint Tenants with Right of Survivorship** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 29, 2016

My commission expires 9-24-17

Notary Public

JULIE COOL
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

