Davidson County	DEEDWARR
Recvd: 05/17/16 09:58	3 pgs
Fees:18.00 Taxes:1369.00	
20160517-0049000	

#32966

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2016. Notary Public My commission expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 10, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jamie Michelle Goldman and Daniel Wayne Bodkin	SunTrust Mortgage, Inc	**172-05-0B-101.00-CO**
5805 Sterling Oaks Drive	901 Semmes Avenue	
Brentwood, TN 37027	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John Windsor, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel Bodkin and Jamie Goldman a/k/a Jamie Michelle Goldman-Bodkin, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Final Plat of Sterling Oaks, Phase II of record in Plat Book 11190, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Windsor, a single man by Warranty deed from Linda R. Matthews, unmarried of record in Instrument No. 20140729-0067385 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 29, 2014.

Renee Windsor, spouse of John Windsor, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

This is improved property known as **5805 Sterling Oaks Drive, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 11190, Page 141, Covenants, Conditions and Restrictions of record in Book 10951, Page 547, amended in Book 11514, Page 959, and in Instrument No. 20001214-0123042, Bylaws of record in Instrument Number 20001214-0123043, Charter of Sterling Oaks Homeowners Association, Inc. of record at Book 10951, Page 540, Rule Regarding Enforcement of Governing Documents of record in Instrument No. 20130419-0039232, Conveyance of Open Space of record in Instrument Number 200505100052774 and in Instrument No. 20110421-0030897, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee, and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of May, 2016.

John Windsor

Renee Windsor

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Windsor and Renee Windsor, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of May, 2016.

Notary Public JAMES M. KICKHAM
My Commission Expires: MAY 12, 2017

SolomonParks File No. 160139 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

