WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041379 DEEDWARR
Recvd: 05/17/16 15:21 2 pgs
Fees:13.00 Taxes:925.00

20160517-0049323

J-DJ-16-5723-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Preston Goddard and Lesia Goddard **Joshua Hancock and Monica Hancock**	new owner	
(NAME) **9695 Lebanon Rd., Ste. 400**	(NAME)	**91-6-W-1.00 CO** **96-6-W-2.00CO**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORROW PROPERTIES LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTON GODDARD AND WIFE, LESIA GODDARD, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS BY THE ENTIRETY, AND JOSHUA HANCOCK AND WIFE, MONICA HANCOCK, AS TO A 50% UNDIVIDED INTEREST, AS TENANTS BY THE ENTIRETY, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 1 and 2 on the Plan of Morrow Gardens, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Morrow Gardens, of record in Instrument No. 20151120-0118081, including without limitation the By-Laws appended thereto, and Scrivener's Affidavit of record in Instrument No. 20160104-0000155, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Morrow Gardens, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20151120-0118081 and as corrected in the Scrivener's Affidavit of record in Instrument No. 20160104-0000155, said Register's Office, for a more complete identification and description of said unit.

Being part of the same property conveyed by Warranty Deed from Jeff Estepp, LLC to Morrow Properties, LLC, as recorded on the 11th day of August, 2015 in Instrument No. 20150811-0080209; part of Warranty Deed from The Estate of Velma Vaden Wakefield to Jeff Estepp, LLC, as recorded on the 1st day of October, 2014 in Instrument No. 20141001-0090456 and part of Warranty Deed from Irvin Burthel Axley and wife, Audrey Axley to Douglas Earl Wakefield and wife, Velma Wakefield, as recorded on the 11th day of October, 1965 in Deed Book 3944, Page 995, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151120-0118081, corrected at Instrument No. 20160104-0000155.
- Charter of Homeowners Association recorded at Instrument No. 20151120-0118080.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5723 and 5725 Morrow Road, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF MAY, 2016.

Morrow Properties LLC

BY: _____
Dwayne J. Wootson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwayne J. Wootson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the President of Morrow Properties LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th day of May, 2016.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212