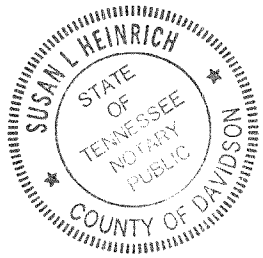
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/16 11:52 2 pgs
Fees:13.00 Taxes:1021.20
20160601-0055011



lo2517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 4/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Laurence W. Goddard, Colleen H. Goddard and A. Grant Goddard	BancorpSouth Bank	042 15 0 121.00
(NAME)	(NAME)	
207 Beverly Dr.	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Six Thousand And No/100 Dollars ($276,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lewis Nelson Hyatt, II and Angela Hyatt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laurence W. Goddard and wife, Colleen H. Goddard and A. Grant Goddard, unmarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Blair Heights Section Three, as of record in Book 2133, Page 104, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lewis Nelson Hyatt II by Warranty Deed from Grace Comp Polzin dated September 2, 2005 and recorded September 8, 2005 as Instrument No. 200509080108346, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 207 Beverly Dr., 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, has 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. 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 27th day of May, 2016.

Lewis Nelson Hyatt, II

Angela Hyatt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lewis Nelson Hyatt, II and Angela Hyatt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-162517FC