This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $214,900.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2016.

Notary Public
My commission expires: 9-10-2018

BILL GARRETT, Davidson County
Trans:T20160053653 DEEDWARR
Recvd: 06/23/16 13:01 2 pgs
Fees:13.00 Taxes:795.13
20160623-0064182

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Suzanne D. Goodman	Flagstar Bank	173-16-0A-050.00-CO
3833 Grant Ridge Lane	5151 Corporate Drive	
Antioch, TN 37013	Troy, MI 48098	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN HOWARD AND WIFE, TRACEY HOWARD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SUZANNE D. GOODMAN, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Final Plat Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, 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 Jonathan Howard and wife, Tracey Howard by Warranty Deed from Anthony R. Chaboya, II and Elizabeth A. Chaboya, husband and wife of record in Instrument No. 20080604-0057545 Register's Office for Davidson County, Tennessee, dated June 02, 2008 and recorded on June 04, 2008.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3833 Grant Ridge Lane, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of June, 2016.

Jonathan Howard

Tracey Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Howard and Tracey Howard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2016.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY