SEND TAX BILLS TO NEW OWNER:
FARMINGTON MORTGAGE, A DIV OF CAPSTAR
2002 RICHARD JONES RD
SUITE 300A
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans: T20160066795 DEEDWARR
Recvd: 08/03/16 10:36 3 pgs
Fees: 18.00 Taxes: 1036.00
20160803-0080167

Map & Parcel: 147-02-0-069.00

THIS DEED OF CONVEYANCE, executed and delivered by **WILLIAM DOW GOAD** and **RICHARD CLAYTON GOAD**, hereinafter called the Grantors, to **JACKSON W. DUGGER** and **ERICA LEE DUGGER**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Begin Lot No. 333 on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert S. Brown, III, unmarried, by deed from Gene R. Thompson Jr., unmarried, of record in Instrument No. 20050706-0077570, Register's Office for Davidson County, Tennessee. Robert S. Brown, III died, testate, on January 26, 2016. By the terms of his Last Will and Testament, of record as Case No. 16P269 in the Probate Court for Davidson County, Tennessee, he devised his residuary estate, including the property herein conveyed, to his nephews, William Dow Goad and Richard Clayton Goad.

The property conveyed herein is not the marital residence of either grantor.

RICHARD CLAYTON GOAD

STATE OF Ohio)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Clayton Goad** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27 day of July, 2016.

My Commission Expires: April 1, 2020 NOTARY PUBLIC

AMY E COMER, Notary Public
In and for the State of Ohio
My Commission Expires April 1, 2020

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$280,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 1st day of August, 2016.

NOTARY PUBLIC/Register

My Commission Expires:

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 1st day of August, 2016.

William Dow Goad

WILLIAM DOW GOAD

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Dow Goad** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 1st day of August, 2016.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP. 06-06-2017 ROBERTSON COUNTY

NOTARY PUBLIC