This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# Q69

ADDRESS NEW OWNER:
Casey Lee Goddard
2506 Miami Avenue
Nashville, TN 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 09/16/16 08:56 4 pgs
Fees:23.00 Taxes:29.58
20160916-0097348

MAP **06201000300**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carla Ann Morrow Nixon, Gordon E. Morrow, Jr., Maria Lynn Morrow Murdock and Alisa Carol Morrow Burton** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Casey Lee Goddard**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Being parts of Lots Nos. 47, 48, 49, 50, 56 and 57, and all of Lots 46, 54, 55, as shown on subdivision of Robert Young's Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said property fronts approximately 165 feet on the easterly side of Miami Avenue and runs east approximately 298 feet, thence south approximately 119 feet, thence west approximately 248 feet to the point of beginning on Miami Avenue. Said property excludes any portion conveyed to the State of Tennessee of record in Instrument No. 20010427-0042374, Register's Office, Davidson County, Tennessee. Reference is further made to all matters found in Final Plat of Consolidation of record at Instrument No. 201604110034398, in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Carla Ann Morrow Nixon, Gordon E. Morrow, Jr., Maria Lynn Morrow Murdock, and Alisa Carol Morrow Burton by deed from Gordon E. Morrow, Sr. dated May 15, 1998, of record in Book 10941, Page 469, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Miami Avenue, Nashville, Tennessee 37214. Possession is to be given on date of deed. Property taxes have been prorated and settled at closing for the year 2016, and shall be paid by the Grantors when due.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 19 day of August, 2016.

Carla Ann Morrow Nixon

Gordon E. Morrow, Jr.

Maria Lynn Morrow Murdock

Alisa Carol Morrow Burton

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carla Ann Morrow Nixon,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of August, 2016.

TIM DAVIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Tim Davis
NOTARY PUBLIC

My Commission Expires: 2-22-17

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gordon E. Morrow, Jr., Maria Lynn Morrow Murdock and Alisa Carol Morrow Burton**, 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.

WITNESS my hand and official seal at office this 19 day of August, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $7,995.77.

AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 8-21-18

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20