THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160092152 DEEDWARR
Recvd: 10/19/16 09:03 2 pgs
Fees:13.00 Taxes:684.50
20161019-0110290

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kimberly Rose Rivers 4617 Rockland Trail Antioch, Tennessee 37013	Iberiabank d/b/a IBERIABANK 1639 Medical Center Pkwy Murfreesboro, TN 37129	176-01-O-003.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged **THE ESTATE OF WILLIAM DAVIS GOODWIN, DECEASED, by BENJAMIN GOODWIN, as PERSONAL REPRESENTATIVE**, under IN RE: THE ESTATE OF DAVID GOODWIN, AKA WILLIAM DAVIS GOODWIN, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 16P2, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **KIMBERLY ROSE RIVERS , UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 48 on the Final Plan of Hickory Woods, Section A of record in Plat Book 6900, page 511, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to William Davis Goodwin, by Warranty Deed from the The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of SWABS 2004 BC5, of record in Instrument No. 20100319-0020754, dated 3/19/2010, Register's Office for Davidson County, Tennessee. William Davis Goodwin is now deceased, having died on 11/19/2015. He died intestate, and his estate was probated under IN RE: David Goodwin a/k/a William Davis Goodwin, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 16P2. In that matter, the Court brought the Deceased's real estate into the probate estate to avoid its insolvency, thus placing it under the control of the Personal Representative of the said estate, namely Benjamin Goodwin, and also specifically approved the sale of the property under the contract resulting in this transaction.

This is improved property known as **4617 Rockland Trail, Antioch, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **13th** day of **October, 2016**:

THE ESTATE OF WILLIAM DAVIS GOODWIN, DECEASED

By: _____

Name: Benjamin Goodwin

Title: Personal Representative

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Benjamin Goodwin**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **PERSONAL REPRESENTATIVE, of the estate of William Davis Goodwin, deceased, under IN RE: THE ESTATE OF DAVID GOODWIN, AKA WILLIAM DAVIS GOODWIN, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 16P2**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **THE ESTATE OF DAVID GOODWIN, AKA WILLIAM DAVIS GOODWIN** for the purposes therein contained.

Witness my hand and official seal on this the 13 day of October, 2016:

NOTARY PUBLIC

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2016:

Notary Public

My Commission Expires: 5/23/18