BILL GARRETT, Davidson County
Trans:T20160093421 DEEDWARR
Recvd: 10/24/16 09:23 2 pgs
Fees:13.00 Taxes:1480.00
20161024-0111857

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2016. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Goodman and Tonia Goodman	John Goodman and Tonia Goodman	098-13-0C-185.00-CO
521 Pauls Trail	521 Pauls Trail	
Hermitage, TN 37076-3739	Hermitage, TN 37076-3739	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Nancy W. McCord and Jerry L. McCord, wife and Husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Goodman and Tonia Goodman, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 178 on the Plan of Revision of Lots 177 and 178, Phase 5, Section 1, The Meadows of Seven Points of record in Plat at Instrument No. 20060522-0059944 and revised Plat at Instrument No. 20061211-0152580, 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 Nancy W. McCord and Jerry L. McCord, wife and husband, and Mary Ann White, an unmarried woman, by Warranty Deed from Frank Batson Homes, Inc. of record as Instrument No. 20070301-0025164 in the Register's Office for Davidson County, Tennessee; the said Mary Ann White having since died intestate on May 17, 2016, survived by her brother and sisters, Jack A. White, Nancy White McCord and Peggy White Gibson, as her sole heirs at law as evidenced by Affidavit of Heirship being recorded simultaneously herewith. #20161024-0111853

Nancy White McCord being one and the same person as Nancy W. McCord.

This is improved property known as 521 Pauls Trail, Hermitage, TN 37076-3739.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of October, 2016.

Nancy W. McCord
Nancy W. McCord

Jerry L. McCord
Jerry L. McCord

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nancy W. McCord and Jerry L. McCord, 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 and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of October, 2016.

Notary Public

My Commission Expires: 8.4.20

SolomonParks File No. 316290

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SP 11/2015