Davidson County DEEDWARR
Recvd: 11/14/16 12:28 5 pgs
Fees:27.00 Taxes:0.00
20161114-0119683

Commitment Number: 16333884

After Recording, Send To:
Boston National Title Agency
473 NW Prima Vista Blvd
Port St Lucie, FL 34983

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
David Goodridge and **Heather W. Goodridge**, 2525 Sunset Pl, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10415010900

GENERAL WARRANTY DEED

Exempt - transfer for no consideration: Tennessee Code Section 67-4-409(a)(4)

David Goodridge married to **Heather W. Goodridge**, hereinafter grantor, whose tax-mailing address is **2525 Sunset Pl, Nashville, TN 37212**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **David Goodridge** and **Heather W. Goodridge**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2525 Sunset Pl, Nashville, TN 37212**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 22 on the Map of Sunset Park Subdivision, of record in Plat Book 322, Page 132, Registers Office for Davidson County, Tennessee. Part of said Lot No. 22 fronts 90 feet on the southerly margin of Sunset Place, formerly Turner Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.
TAX ID: 10415010900
Being that parcel of land conveyed to David Goodridge from Jonathan Evan Gower and wife, Amy Elizabeth Gower by that deed dated 11/15/2005 and recorded 11/16/2005 in deed

Document No. 20051116-0138679 of the Davidson County, TN public registry.
Property Address is: 2525 Sunset Place, Nashville, TN 37212

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at 20051116-0138679 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10415010900

Executed by the undersigned on Sept 26, 2016:

David Goodridge

Heather W. Goodridge

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 26, 2016 by **David Goodridge** and **Heather W. Goodridge** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires 10/31/17

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 50, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26th day of September, 2016.

David Goodridge
Affiant

David Goodridge
Print Name

(Seal)

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Steven W. Nordstrom
Notary Public

My commission expires:

10/31/17

Steven W. Nordstrom
Print Name

True Copy Certification

I, Stephanie Briere, 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.

Signature

State of Florida

County of St Lucie

Personally appeared before me, Christina Rawlings, a notary public for this county and state, Stephanie Briere who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

CHRISTINA K. RAWLINGS
Notary Public - State of Florida
Commission # FF 973677
My Comm. Expires Mar 22, 2020