WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

Sheila M. Ford NOTARY PUBLIC STATE OF TENNESSEE Sumner County

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua R. J. Goodwin	NEW OWNER	05303036100
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 11/15/16 11:50 5 pgs Fees:28.00 Taxes:869.50 **20161115-0120299**
1602 Cleves Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel Deeb and Angela Deeb, husband and wife, and Gloria Tran and Thinh Tran, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Goodwin and Angela Goodwin, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County , Tennessee, being Lot No. 72 on the Plan of Section E, Village of Old Hickory of record in Plat Book 1424, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Daniel Deeb and Angela Deeb, husband and wife and Gloria Tran and Thinh Tran, husband and wife by Warranty Deed from Joshua L. Spencer and Jennifer L. Spencer, husband and wife recorded on July 13, 2016 of record in Instrument No. 20160713-0071774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1602 Cleves Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 8th day of November, 2016.

Daniel Deeb

Angela Deeb

Thinh Tran

Gloria Tran

State of California
County of San Diego

Personally appeared before me ~~Daniel Deeb~~, ~~Angela Deeb~~, Thinh Tran, and Gloria Tran, with whom I am personally acquainted, and who acknowledged that they executed the foregoing ~~instrument~~ for purposes therein contained.

~~WITNESS~~ my hand and seal this 8th day of November, 2016.

Notary Public
My Commission Expires: May 4th, 2017

File No.: 11696

ROBERTO VASQUEZ JR.
Commission # 2023287
Notary Public - California
San Diego County
My Comm. Expires May 4, 2017

Witness my/our hands this 8 day of November, 2016.

Daniel Deeb

Angela Deeb

Thinh Tran

Gloria Tran

State of
County of

Personally appeared before me Daniel Deeb, Angela Deeb, Thinh Tran, and Gloria Tran, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of November, 2016.

Notary Public
My Commission Expires: _____

File No.: 11696

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On November 8, 2016 before me, Melissa Flores, Notary Public
(Date) *(Here Insert Name and Title of the Officer)*

personally appeared Daniel Deeb and Angela Deeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melissa Flores
Signature of Notary Public

MELISSA FLORES
Notary Public - California
Los Angeles County
Commission # 2161187
My Comm. Expires Jul 28, 2020

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warrenty Deed Document Date: _____

Number of Pages: 2 Signer(s) Other Than Named Above: —

Additional Information: _____

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY