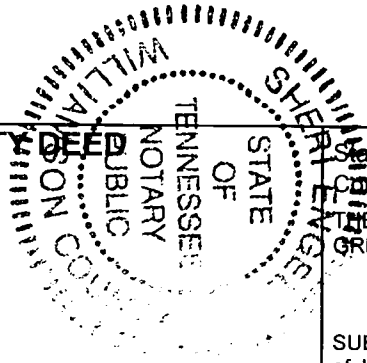
WARRANTY DEED



State of Tennessee
County of ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS ~~$185,000.00~~ $184,000

Sandra Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017

Sherri Ellis
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/13/17 14:05 3 pgs
Fees:18.00 Taxes:680.80
20170113-0004325

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Wilson	Franklin Synergy Bank	019-13-0-035.00
(NAME)	(NAME)	
112 Myers Ave.	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Franklin, TN 37064	
(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, **Raymond J. Goodboo III and Angella Thompson-Goodboo, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis Wilson, single man,** 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 the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, Tennessee and described as follows:

Beginning at a point in the north margin of Myers Avenue, which point is the southwest corner of a tract of land conveyed to L.R. Huffine and wife, by deed of record in Book 1151, Page 635, running thence along the north margin of Myers Avenue, in a westerly direction, 100 feet to a point in the north margin of Myers Avenue; thence north 131 feet; more or less, to a point in the south margin of a 10 foot alley, which point is 95 feet west of the northwest corner of the Huffine tract above referred to; thence in an easterly direction along the south margin of said alley; 95 feet to the west margin of the above described Huffine property; thence south 131 feet, more or less, along the west margin of the L.R. Huffine property to the north margin of Myers Avenue, the point of beginning.

BEING the same property conveyed to Raymond J. Goodboo, III and wife, Angela Thompson-Goodboo, by Quitclaim Deed from Raymond J. Goodboo, III and Raymond J. Goodboo, IV, dated March 17, 2016 and recorded March 21, 2016 in Instrument No. 20160321-0026793; and being the same property previously conveyed to Raymond J. Goodboo, III and Raymond J. Goodboo, IV, by Warranty Deed from Ronnie Clinard, unmarried, dated November 27, 2013 and recorded December 4, 2013 in Instrument No. 20131204-0123490, in the Register's Office of Davidson County, Tennessee.

The said Angela Thompson-Goodboo is also known as Angella Thompson-Goodboo.

unimproved ☐

This is improved ☑ property, known as 112 Myers Ave., Goodlettsville, TN 37072
(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 13th day of January, 2017.

Raymond J. Goodboo III

Angella Thompson-Goodboo

State of Tennessee
County of Sumner

Personally appeared before me Raymond J. Goodboo III and Angella Thompson-Goodboo, 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 13th day of January, 2017.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20161490

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY