Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Davidson County	DEEDWARR
Recvd: 01/24/17 09:05	3 pgs
Fees:18.00 Taxes:1091.50	
20170124-0007492	

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My commission expires: OCT 2 0 2020

05-1611-67058

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lucy Elizabeth D'Agostino McGowan 760 Wedgewood Park, Unit. 203 Nashville TN 37203	NEW OWNER	105-10-0-C-203.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bennie J. Goggans and wife, Patricia Goggans**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lucy Elizabeth D'Agostino McGowan and Patrick J. McGowan, wife and husband**, hereinafter called the Grantees, their successors 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 Unit No. 203, on the Plan of Wedgewood Park, a condominium, as established by the Master Deed for Wedgewood Park of record in Instrument No. 20050510-0052804; as amended in Instrument No. 20060216-0019060; Instrument No. 20060228-0022838; Instrument No. 20060825-0105391; Instrument No. 20070731-0090822; Instrument No. 20091221-0116044; and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E3" of said Master Deed, as amended; said Unit 103 also being shown as part of Exhibits "E-1 and "E-2" of said Master Deed, as amended, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bennie J. Goggans and wife, Patricia Goggans by deed from New Urban Village Development, LLC, a Tennessee Limited Liability Company, dated November 6, 2006, recorded November 20, 2006, of record in Instrument No. 20061120-0143969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 760 Wedgewood Park, Unit. 203, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 18 th day of January, 2017.

Bennie J. Goggans
Bennie J. Goggans

Patricia Goggans
Patricia Goggans

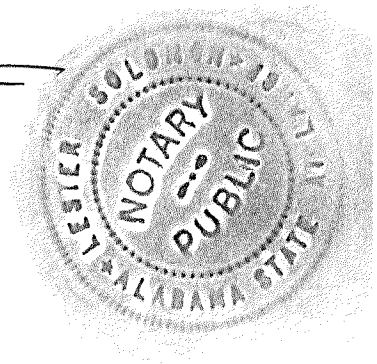
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bennie J. Goggans and Patricia Goggans**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 18 th day of January, 2017.

Notary Public
State of ~~Tennessee~~ Alabama at Large

My Commission expires: 4-14-18



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

