BILL GARRETT, Davidson County
Trans:T20170013074 DEEDWARR
Recvd: 02/13/17 12:50 2 pgs
Fees:13.00 Taxes:1184.00
20170213-0014827

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jan J. & William T. Goodson
2245 Seven Points Circle
Hermitage, TN 37076

SEND TAX BILL TO:
CMG Financial
3160 Crow Canyon Rd Ste 400
San Ramon CA 94583

MAP/PARCEL 098-13-OC-154.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Travis W. Lamkin and wife, Marianne Underwood Lamkin,** has this day bargained and sold, and does hereby transfer and convey unto **Jan J. Goodson and William T. Goodson, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section 2B, The Meadows of Seven Points of record in Instrument No. 20050727-0087624, 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 Travis W. Lamkin and wife, Marianne Underwood Lamkin by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20060228-0022898 Register's Office for Davidson County, Tennessee, dated February 27, 2006 and recorded on February 28, 2006.

This is improved property known as: **2245 Seven Points Circle, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2017 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20050727-0087624, and

restrictions in Book 11670, page 822, HOA Charter of record In Instrument No. 20000322-0028986, Access and Maintenance Easement of record in Book 11738, Page 776 and Storm Water Detention Agreement of record in Book 11681, Page 411 and Instrument No. 20010626-0067703 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of February, 2017.

Travis W. Lamkin

Marianne Underwood Lamkin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Travis W. Lamkin and Marianne Underwood Lamkin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170024