WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026957 DEEDWARR
Recvd: 03/30/17 14:14 2 pgs
Fees:13.00 Taxes:610.50

20170330-0031174

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~ $160

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 3/13/21

(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Goodwin	iServe Residential Lending, LLC	025120046.00
(NAME)	(NAME)	
710 Cerro Vista Drive	15015 Avenue of Science #250	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Diego, CA 92128	
(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, I, **Samuel C. Bryant, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen Goodwin and Teresa D. McCall 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:

Being Lot No. 43 of Clark Place Subdivision, Section IV as of record in Plat Book 2331, Page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 167 feet on the easterly side of Cerro Vista Drive and runs back between lines 271 feet on the northerly line and 157.8 feet on the southerly line to a broken line in the rear upon which it measures 238.2 feet thereon.

Being the same property conveyed to Samuel C. Bryant, a single man by Quit Claim Deed dated July 12, 2016 from Samuel C. Bryant, a single person and Nancy E. Bryant , a divorced woman of record in Instrument No. 20160727-0077121 in the Register's Office for Davidson County, Tennessee. See also Instrument No. 20070725-0088258 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel C. Bryant by Warranty Deed dated September 30, 2005 from Nelda Marie Beckner of record in Instrument No. 20051012-0123211 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 710 Cerro Vista Drive, 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 29th day of March, 2017.

Samuel C. Bryant

State of Tennessee
County of Rutherford

Personally appeared before me Samuel C. Bryant, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 21804

