Davidson County DEEDWARR Recvd: 03/31/17 10:49 3 pgs Fees:18.00 Taxes:1554.00 **20170331-0031507**	

	STATE OF TENNESSEE COUNTY OF **WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**. Affiant Subscribed and sworn to before me, this 29th day of March, 2017. Notary Public My commission expires: 1/3/17
(Notary Stamp)	

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Harold Gooding and Amber Gooding	**Harold Gooding and Amber Gooding**	**108-02-0A-090.00-CO**
1409 Beech Hollow Court	**1409 Beech Hollow Court**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Charles P. Johnson, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Harold Gooding and Amber Gooding, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section Two The Ridge at Stone Creek Park of record in Plat at Instrument No. 20060120-0007577, 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 Charles P. Johnson by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20070813-0096440 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 13, 2007.

Ava Johnson, spouse of Charles P. Johnson hereby joins in the execution of this instrument to waive any and all marital rights she may have in subject property.

This is **improved** property known as **1409 Beech Hollow Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of March, 2017.

Charles P. Johnson

Ava Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Charles P. Johnson**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Ava Johnson,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 170048

TRUE COPY CERTIFICATION

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

B Hodge

Signature

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, Jo Ann B Sisemore, a notary public for this county and state, Barbara T. Hodge who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JoAnn B Sisemore

Notary

My Commission Expires 7-3-2017

Notary's Seal

