398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027499 DEEDWARR
Recvd: 03/31/17 15:47 2 pgs
Fees:13.00 Taxes:2090.50
20170331-0031783

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gene Goodsell Sarah Goodsell	NEW OWNER dba CMG Mortgage Inc. CMG Financial	15811001700
(NAME)	(NAME)	
1916 Shamrock Drive	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon CA 94583	
(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, **Allan R. Sharp and wife, Yvonne Sharp,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gene S. Goodsell, III and Sarah A. Goodsell, husband 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Wildwood Valley Estates, Section Two as of record in Book 3700, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Allan R. Sharp and wife, Yvonne Sharp by Quitclaim Deed from Allan R. Sharp and Michelle Sharp Scott, as joint tenants with right of survivorship and not as tenants in common recorded on October 24, 2011, of record in Instrument No. 20111024-0082383, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1916 Shamrock Drive, Brentwood, TN 37027
(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 31st day of March, 2017.

Allan R. Sharp

Yvonne Sharp

State of Tennessee
County of Williamson

Personally appeared before me Allan R. Sharp and Yvonne Sharp, 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 31st day of March, 2017.

Notary Public
My Commission Expires: 11-13-17

File No.: 11982

