

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kevin R. Milton	new owner	**147-14-0-018.00**
5115 Greentree Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gregory Glen Goodman, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin R. Milton and Kristy L. Osborne, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, 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 Gregory Glen Goodman, married and Kimberly Kay Lyons, unmarried, as tenants in common with right of survivorship by Warranty deed from Gregory Glen Goodman and Kimberly Kay Lyons, Co-Executors for the Estate of Clarence W. Goodman and Gregory Glen Goodman, married and Kimberly Kay Lyons, unmarried, individually of record in Instrument No. 20160817-0085857 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016.

Being the same property conveyed to Gregory Glen Goodman by Quitclaim deed from Kimberly Kay Lyons of record in Instrument No. 20160817-0085858 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 17, 2016.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 5115 Greentree Drive, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20170037860 DEEDWARR
Recvd: 05/04/17 10:26 2 pgs
Fees:13.00 Taxes:1332.00
20170504-0044191

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 EFFECTIVE AS OF April 28, 2017:

Gregory Glen Goodman

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Gregory Glen Goodman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 28th day of April, 2017.

My Commission Expires: 5/25/20

Notary Public

20171162R

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY