BILL GARRETT, Davidson County
Trans:T20170053913 DEEDWARR
Recvd: 06/23/17 10:50 2 pgs
Fees:13.00 Taxes:608.65
20170623-0063330

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jerica Willis
4756 Cascade Drive
Old Hickory, TN 37138

MORTGAGEE
Franklin American Mortgage
6100 Tower Circle, Suite 600
Franklin, TN 37067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
064-12-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Todd Goodwin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerica Willis, unmarried,** 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. 275 on the plan of Sherwood Forest, Section IV, of record in Book 4460, Page 182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Todd E. Goodwin by deed from Wells Fargo Financial Tennessee, Inc., dated 07/09/2004 of record in Instrument No. 200408050094027, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, Page 448, Book 6115, Page 34, Book 6117, Page 543, Book 6150, Page 725, Book 6157, Page 697; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 4460, Page 182, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **4756 Cascade Drive Old Hickory, TN 37138.**

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 our hands this 21st day of June, 2017.

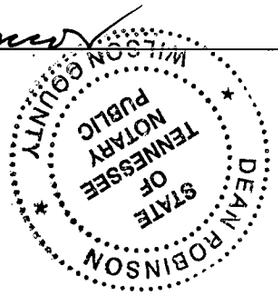
Todd Goodwin

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Todd Goodwin, the bargainor(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 and official seal this 21st day of June, 2017.

NOTARY PUBLIC



My Commission Expires: 1.7.20

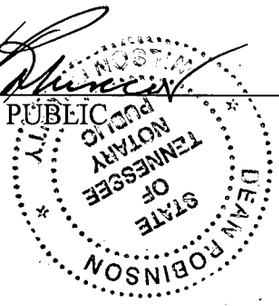
STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $164,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of June, 2017.

NOTARY PUBLIC



My Commission Expires: 1.7.20