Davidson County DEEDWARR
Recvd: 06/26/17 09:21 3 pgs
Fees:18.00 Taxes:684.50
20170626-0063834

WARRANTY DEED

File #2017-160

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00.

Affiant

Subscribed and sworn to before me on June 22, 2017.

NOTARY PUBLIC
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Jennie Beth Walker 205 Cottage Place Nashville, TN 37214	NEW OWNER	095-02-A-205.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NICOLE GOODE F/K/A NICOLE L. HAMLETT, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JENNIE BETH WALKER**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 23, as shown on the map entitled Cottage Place Condominiums, of record in Book 6520, Pages 816-818, Register's Office for Davidson County, Tennessee, together with undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions, and Restrictions of record in Book 6520, Page 745, said Register's Office and amended by Amendment to Master Deed of record in Book 6569, Page 212, and by Second Amendment of record in Book 6636, Page 722, said Register's Office.

Being the same property conveyed to NICOLE L. HAMLETT, UNMARRIED, by deed from JONATHAN B. POLING AND WIFE, LUCIA L. POLING, of record in Instrument No. 20050930-0117663, dated September 28, 2005, said Register's Office. The said, Nicole L. Hamlett having married Jason Goode and is now known as Nicole Goode.

The undersigned, Jason Goode, spouse of Nicole Goode f/k/a Nicole L. Hamlett, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 205 Cottage Place, Nashville, TN 37214.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on June 22, 2017.

Grantor:

Nicole L. Goode f/k/a Nicole L. Hamlett

Grantor:

Jason A. Goode

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **NICOLE L. GOODE F/K/A NICOLE L. HAMLETT AND JASON A. GOODE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY