WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/17 14:52 2 pgs
Fees:13.00 Taxes:1572.50
20170630-0066284

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of June, 20 17.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Julia B. Gregory	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage	072-08-0-029.00
1443 McGavock Pike	3503 Paesanos Parkway	
Nashville, TN 37216	San Antonio, TX 78231	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg T. Goodheart and Denise L. Goodheart, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Julia B. Gregory and Anthony D. Gregory, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 10 and the westerly 40 feet of Lot No. 11 on the Map of Inglewood Golf Club Estates as of record in Book 843, Page 98, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 10 and 11 front together 80 feet on the northerly side of Williams Perry Road and run back from the center of said road 374 feet, more or less, on the westerly line, and 325 feet, more or less, on the easterly line to a broken dead line on which it measures 100 feet, more or less.

Being the same property conveyed to Denise Goodheart and Greg Goodheart, wife and husband from Christopher W. West and Nicole A. B. West, husband and wife, by Warranty Deed on November 28, 2016, of record in Instrument Number 20161129-0124987, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1443 McGavock Pike, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 23, 2017.

Greg T. Goodheart

Denise L. Goodheart

STATE OF TENNESSEE
COUNTY OF Maury

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg T. Goodheart and Denise L. Goodheart** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 23, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021