NEW OWNER:

Whitni Goodwin
314 Rose Street
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0420 KP

119-01-0-151.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170062580 DEEDWARR
Recvd: 07/21/17 10:02 3 pgs
Fees:18.00 Taxes:1257.63
20170721-0073845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars** ($339,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **JAMES A. THOMASON**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WHITNI GOODWIN, AN UNMARRIED WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 150 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subd., as of record in Book 332, Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the North side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, record of Davidson County, more particularly described to-wit:

Beginning at a point in the Westerly margin of Dortch Avenue 98 feet North of the North margin of Rose Avenue; thence South 84 degrees 39' West 50.9 feet to W. H. Smith's East boundary; thence with said boundary Northwardly 50.5 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of Dortch Avenue; thence with said margin South 6 degrees 08' West 52 feet to the point of beginning.

Being the same property conveyed to James A. Thomason by Warranty Deed from Anchor Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160901-0092159 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 01, 2016. (Value of consideration shown in aforementioned deed $80,000.00.)

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **July, 2017**.

JAMES A. THOMASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES A. THOMASON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **July, 2017**.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **339,900.00** .

Stephanie Doné

AFFIANT

Sworn to and subscribed to before me this 18th day of **July, 2017**.

Melissa Jansen

NOTARY PUBLIC

My commission expires: _____

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021