WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Josiah B. Harrison	Mortgage Investors Group	Parcel ID:
2134 Rosemary Lane	8320 E. Walker Springs Lane #200	10613009300
Nashville, TN 37210	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Louis Ray Goodman and wife, Linda B. Goodman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Josiah B. Harrison, an unmarried man
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. 22 on the Map of Glenrose Park, as of record in Book 974, Page 98, Register's Office for said County to which plan reference is hereby made for a more complete description of the property.
SAID Lot No. 22 fronts 50 feet on the east side of Rosemary Lane and runs back 210.9 feet on the north line and 204.7 feet on the south line, to the west margin of a 15 foot alley and measures 50.4 feet thereon.

Being the same property conveyed to Louis Ray Goodman and wife, Linda B. Goodman, by deed from Jerry Wayne Lyle, of record in Book 4586, Page 672, said Register's Office, dated March 16, 1972.

This conveyance is subject to Restrictions of record in Book 1224, page 286, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 98, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2134 Rosemary Lane, Nashville, TN 37210

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.

BILL GARRETT, Davidson County
Trans:T20170077485 DEEDWARR
Recvd: 09/05/17 12:12 2 pgs
Fees:13.00 Taxes:980.50
20170905-0091037

Witness our hands this 1st day of September, 2017.

Louis Ray Goodman

Linda B. Goodman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Ray Goodman and Linda B. Goodman, 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 at Nashville, Tennessee, this 1st day of September, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.