THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this27th day of October, 2017. Notary Public My Commission Expires:

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-24-2019

Bill Garrett Davidson County
Batch# 22369 DEEDWARR
11/06/2017 10:48:15 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20171106-0113685

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew F. Nicholson and Sarah P. Nicholson 1001 HORSESHOE DR Nashville TN 37216-2423	F&M Bank 50 Franklin St. Clarksville, TN 37040	Tax Parcel ID No. 061-15-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Godwin and Victoria Godwin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew F. Nicholson and Sarah P. Nicholson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of LOCUST GROVE ESTATES, as shown by plat of record in Plat Book 1424, Page 11, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Godwin and Victoria Godwin, husband and wife by Warranty Deed from Brennan C. Ward and Anna C. Ward, husband and wife, recorded on the 4th day of August, 2015 in Instrument No. 20150804-0077455, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOCUST GROVE ESTATES, as recorded in Plat Book 1424, Page(s) 11.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1001 HORSESHOE DR Nashville TN 37216-2423

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2017.

John Godwin

Victoria Godwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Godwin and Victoria Godwin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018