WARRANTY DEED

Bill Garrett Davidson County
Batch# 43727 DEEDWARR
01/03/2018 10:09:32 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20180103-0000811

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lior Rose	Lior Rose	16200005200
(NAME)	(NAME)	
2516 Nolensville Pk	215 Benzing Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Goodwin and Betty Renee Goodwin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lior Rose,** 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:

A Tract of land situated on the easterly margin of Benzing Road and being the property described in Deed Book 3428, page 205 and in Deed Book 5143, page 799, Register's Office for Davidson County, Tennessee and further described by Mortgage Loan Inspection by the Edge Group, dated March 5, 1994, as follows:

Beginning at a point in the easterly margin of Benzing Road, said pint also being the northwesterly corner of property of Raymond Watson, Deed Book 5426, page 732, Register's Office, Davidson county, Tennessee, thence along said margin of said road North 25 deg. 15 min East 118.5 feet to a point and 34.2 feet to an old fence line; thence southeasterly 441.5 feet; thence southwesterly 4.6 feet; thence South 25 deg. 15 min. West 137.8 feet to a point; thence North 89 deg. 39 min West (per deed) 439.73 feet to the point of Beginning.

Being the same property conveyed to Michael D. Goodwin and wife, Betty Renee Goodwin by deed from Frank L. Goodwin and wife, Margaret Lynn Goodwin dated April 12, 1994 and filed for record April 14, 1994 in book 9312, page 254, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 215 Benzing Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 29th day of December, 2017.

Michael D Goodwin
Michael Goodwin

Betty Renee Goodwin
Betty Renee Goodwin

State of Tennessee
County of Davidson

Personally appeared before me Michael Goodwin and Betty Renee Goodwin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2017.

Notary Public Judith C. Slaven
My Commission Expires: 1-20-21

File No.: 201711018