Bill Garrett Davidson County
Batch# 60461 DEEDWARR
02/20/2018 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20180220-0016136

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114531**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Affiant Subscribed and sworn to before me, this20th day of February, 2018. Notary Public My Commission Expires: 9/29/21

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Chris Goodson and Katherine Goodson 5441 Camelot Road Brentwood TN 37027	Send Tax Bills To: New Owner New American Funding 14511 Myford Rd, Ste 100 Tustin, CA 92780	Tax Information: Tax Parcel ID No. 159-03-0-007.00

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, **Lori L. Dulaney, Administrator C.T.A. of the Estate of Elizabeth P. Lawhon and as Trustee of the Special Needs Trust established under the Last Will and Testament of Elizabeth P. Lawhon dated December 18, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher R. Goodson and Katherine A. Goodson, husband and wife**, ("Grantees"), their 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(s) 25, as shown on the map entitled Camelot Acres, Section Two, of record in Plat Book 3700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES RILEY LAWHON and wife, ELIZABETH TYLER P. LAWHON, by deed from JAMES E. PATTERSON and wife, EVELYN PATTERSON, of record in Book 4364, page 325 , dated September 8, 1969 , said Register's Office.

JAMES RILEY LAWHON predeceased his wife, ELIZABETH TYLER P. LAWHON, leaving her as the surviving tenant by the entirety.

ELIZABETH TYLER P. LAWHON died on or about September 11, 2016. Her Last Will and Testament, being filed in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, at Nashville, Probate Division, under Docket No. 16P1825, directed the subject property to be administered as part of her Estate, under the control of her Administrator C.T.A., LORI L. DULANEY.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 159-03-0-007.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3700, page 151, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7838, page 587, said Register's Office.

This is improved property located at 5441 Camelot Road Brentwood TN 37027

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 20th day of February, 2018.

Lori L. Dulaney Administrator C.T.A.
Lori L. Dulaney, Administrator C.T.A
of the Estate of Elizabeth P. Lawhon

Lori L. Dulaney Trustee
Lori L. Dulaney, Trustee of the Special Needs Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori L. Dulaney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administrator C.T.A. of the Estate of Elizabeth P. Lawhon, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of February, 2018

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori L. Dulaney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Special Needs Trust established under the Last Will and Testament of Elizabeth P. Lawhon, dated December 18, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of February, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

