Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214970

Bill Garrett Davidson County
Batch# 68795 **DEEDWARR**
03/13/2018 02:47:20 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20180313-0023814

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $610,000.00.

K. Rip
Affiant

Subscribed and sworn to before me, this 12 day of March, 2018.

Debbie Mann
Notary Public
My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Goodson and Melissa Goodson 345 Goodson Lane Sewanee, TN 37375	New Owner	Tax Parcel ID No. 10415029300

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, **Jeffrey K. Newman and wife, Sylvia Sheret Newman,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Goodson Investment Group, LLC, A Tennessee Limited Liability Company**, ("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 the Easterly 50 feet of the Southerly one-half of Lot No. 35 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County, as follows: Said Easterly part of the Southerly one-half of Lot No. 35 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines 192 feet half way to West Linden, formerly Sunset Avenue.

Being the same property conveyed to Jeffrey K. Newman and wife, Sylvia Sheret Newman by Warranty Deed from Benjamin S. Folds and wife, Fleur Folds, recorded on the 4th day of August, 2010 in Instrument No. 20100804-0061454, 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 PLAN OF BELAIR, as recorded in Plat Book 332, Page(s) 6.

This is improved property located at 2700 WESTWOOD AVE Nashville TN 37212-5218

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 5th day of March, 2018.

Jeffrey K. Newman

Sylvia Sheret Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey K. Newman and Sylvia Sheret Newman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public

My Commission Expires: _____

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