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

CRT File No. 180315363

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2018.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 75997 DEEDWARR
04/03/2018 02:55:39 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180403-0031281

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Floyd 126 Northcrest Commons Circle Nashville TN 37211	New Owner	Tax Parcel ID No. 147-12-0A-126.00 CO

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, **Matthew D. Goodwin and Francesca Battistelli Goodwin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Floyd,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: unmarried

Land in Davidson County, Tennessee, being Unit No. 126, on the Horizontal Property Regime for Northcrest Commons , Phase One & Two, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040615-0070835, amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to FRANCESCA BATTISTELLI, by deed from GALLARDIA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080519-0051230, dated May 5, 2008, said Register's Office.

FRANCESCA BATTISTELLI, NOW KNOWN AS FRANCESCA BATTISTELLI GOODWIN conveyed her interest to MATTHEW D. GOODWIN and FRANCESCA BATTISTELLI GOODWIN, husband and wife, as tenants by the entirety, by quitclaim deed of record in Instrument No. 20130107-0001561, dated August 22, 2012, said Register's Office.

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. 147-12-0A-126.00 CO.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-18-126

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040615-0070835, amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, said Register's Office.

Easements, assessments and special assessments as contained in Declaration of record in Instrument No. 20040615-0070835, said Register's Office.

ByLaws of Northcrest Commons Homeowner's Association of record in Instrument No. 20040615-0070834, said Register's Office.

This is improved property located at 126 Northcrest Commons Circle Nashville TN 37211

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 2nd day of April, 2018.

Matthew D. Goodwin

Francesca Battistelli Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew D. Goodwin and Francesca Battistelli Goodwin, 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 2nd day of April, 2018.

Notary Public

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

My Commission Expires: _____