WARRANTY DEED

Bill Garrett Davidson County
Batch# 86306 **DEEDWARR**
04/30/2018 01:58:50 PM 2 pgs
Fees: $13.00 Taxes: $751.10

20180430-0040491

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 076
Tukano Musa	Fairway Independent Mortgage	GROUP 05 0
712 Hidden Hill Drive	Corporation	PARCEL 014.00
Hermitage, Tennessee 37076	157 Burke St Ste 103 & 106	
	Stockbridge, GA 30281	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Richard J. Goodyear, Jr., a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tukano Musa, an unmarried woman and Fatuma Hassan, an unmarried woman

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:

Lot Number 13 on the Plan of Hidden Hills, as of record in Plan Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard J. Goodyear Jr. by deed from Richard J. Goodyear Jr. and wife Vanessa Goodyear, of record in Instrument No 20141107-0103095, Register's Office for said County, dated November 7, 2014, and Recorded on November 7, 2014

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **712 Hidden Hill Drive, Hermitage, Tennessee 37076.**

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 hand and official seal at office this 23rd day of April, 2018.

Richard J. Goodyear, Jr.

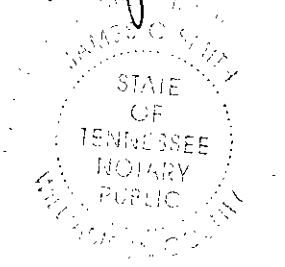
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Richard J. Goodyear, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027