This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805082

Bill Garrett Davidson County
Batch# 119582 DEEDWARR
07/24/2018 10:05:30 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20180724-0071975

**NEW OWNER:**
**Steven Clinton Goodin**
3421 Golfclub Ln.
Nashville, TN
37215

**SEND TAX BILL TO:**
Franklin American Mtg
6100 Tower Cr.
Suite 600
Franklin, TN
37067

**MAP & PARCEL:**
**#117-07-0- F-280.00CO**

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crill L. Allison, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Steven Clinton Goodin Jr and Carly Neal Cunningham,** both unmarried, * , hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

* as joint tenants with the right of survivorship

Being Unit No. 28, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6229, page 537, as amended in Book 6912, page 163, and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Crill L. Allison, unmarried, by Warranty Deed from Shaun Donovan, Secretary for the Department of Housing and Urban Development, dated 12/13/2012 and recorded 12/14/2012, of record in Instrument No. 20121214-0115331, Register's Office for Davidson County, Tennesse

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Crill L. Allison, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and

the same is unencumbered, unless otherwise herein set out;

AND **Crill L. Allison, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3421 Golf Club Ln., Nashville, TN 37215

Executed on this 10th day of July, 2018.

Crill L. Allison

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Crill L. Allison, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of July, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 10th day of July 2018.

Notary Public

My Commission Expires: 1/8/19