THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $139,900.00 Affiant Subscribed and sworn to before me, this 10 day of August, 2018. Notary Public My Commission Expires: 2-18-19

Bill Garrett Davidson County
Batch# 128605 DEEDWARR
08/14/2018 10:37:35 AM 4 pgs
Fees: $23.00 Taxes: $517.63
20180814-0080163

STEPHANIE A. GLENN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: James Childress and Christine Childress 8279 Patterson Road Colltege Grove, TN 37046	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 082-07-0-256.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALLY B. GOOCH, DOROTHY COX, JAMES BLACKMAN, CHARLES GOOCH, DAVID JOE GOOCH, DANIEL GOOCH, SANDRA LEE AND LINDA GOOCH N/K/A LINDA PERRY, HEIRS AT LAW OF MAJOR JOE GOOCH,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JAMES CHILDRESS AND WIFE, CHRISTINE CHILDRESS,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 123 on the Plan of Bryan's Addition to Edgefield, now East Nashville, not of record, described as follows:

Beginning at a point on the southerly margin of Berry Street, 250 feet west of the Westerly margin of Meridian Street; thence with the southerly margin-of said Berry Street, westwardly 50 feet to a point thence southwardly and parallel with Meridian Street, 165 feet to a point on the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 50 feet to a point; thence northwardly and parallel with Meridian street, 165 feet to beginning.

Being the same property conveyed to MAJOR JOE GOOCH AND WIFE, MARY E. GOOCH, by deed from MATTHEW B. JENNINGS AND WIFE, DOROTHY R. JENNINGS, of record in Book 5323, page 482, dated August 10, 1978, said Register's Office. The said Mary E. Gooch having since died on or about September 14, 2008, leaving Major Joe Gooch the surviving tenant by the entirety. The said Major Joe Gooch having since died intestate on or about January 25, 2013, leaving SALLY B. GOOCH, DOROTHY COX, JAMES BLACKMAN, CHARLES GOOCH, DAVID JOE GOOCH, DANIEL GOOCH, SANDRA LEE AND LINDA GOOCH, HEIRS AT LAW OF MAJOR JOE GOOCH. For further reference see Affidavit of Heirship of record in Instrument No. 20131024-0110709, said Register's Office.

This is improved property commonly known as: **224 Berry Street, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 10 day of August 2018.

Sally B. Gooch
SALLY B. GOOCH

Dorothy Cox DC
~~Barbara Blackman~~ DC
DOROTHY COX

James Blackman by Dorothy Cox, as Attorney in Fact
JAMES BLACKMAN

CHARLES GOOCH

David Joe Gooch
DAVID JOE GOOCH

Daniel Gooch
DANIEL GOOCH

Sandra D Lee
SANDRA LEE

Linda D. Gooch LDG
Linda D. Perry
LINDA GOOCH
N/K/A LINDA PERRY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SALLY B. GOOCH, DOROTHY COX, ~~JAMES BLACKMAN~~, CHARLES GOOCH, DAVID JOE GOOCH, DANIEL GOOCH, SANDRA LEE AND LINDA GOOCH N/K/A LINDA PERRY, HEIRS AT LAW OF MAJOR JOE GOOCH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of August, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DOROTHY COX,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor and that she executed the within instrument for the purposes therein contained and who acknowledged the execution of the within instrument on behalf of **JAMES BLACKMAN**, as Attorney-in-Fact, for the purposes therein contained.

Witness my hand and official seal at office this 10 day of August, 2018.

Notary Public

My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY