Bill Garrett Davidson County
Batch# 134994 DEEDWARR
08/29/2018 02:46:32 PM 2 pgs
Fees: $13.00 Taxes: $2,771.30
20180829-0085807

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $749,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2018. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner As Follows: Wendy H. Goggin and Charles F. Goggin 305 Windemere Woods Drive Nashville, TN 37215	Send Tax Bills To: BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027	Map-Parcel Number: 131-01-0H-005.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE FREDERICK DURHAM AND WIFE, PAULA WALDMAN DURHAM**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WENDY H. GOGGIN AND CHARLES F. GOGGIN, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 of the plan of a revised plat of Phase I and II Windemere, of record in Book 6900, Page 616, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Eugene Frederick Durham and wife, Paula Waldman Durham, by Warranty Deed dated July 15, 1994 from W. T. Johnson and wife, Anne G. Johnson, of record in Book 9411, Page 385, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record Book 6900, page 616, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 6958, page 576, as amended in Book 7173, page 35 and Book 7495, page 647, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and Drainage Easement of record Book 3913, page 129, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **305 Windemere Woods Drive, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 28th day of August, 2018.

Eugene Frederick Durham

Paula Waldman Durham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene Frederick Durham and Paula Waldman Durham, the within named bargainor, 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 28th day of August, 2018.

(Seal)

Notary Public

My Commission Expires: 5-2-2022

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

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