Karen Y Johnson Davidson County
Batch# 142435 DEEDWARR
09/18/2018 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $210.90
20180918-0092536

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2018.

Notary Public

My commission expires:
NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Dr. Ste. 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Goad **Mary Goad**	NEW OWNER	**01400009500**
7170 Douglas Rd.		
Joelton, TN 37080		

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 ACKNOWLEDGE, WE,

Mark Barclay and Tracey Barclay, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Goad and Mary Goad, husband and wife

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:

Land in Davidson County, Tennessee, described according to an unrecorded survey made by Hickerson and Hickerson Engineers, dated July 9, 1964, revised October 20, 1964 and revised May 31, 1965, as follows:

Beginning at a point 1,880.0 feet on the easterly margin of Douglas Margin of Douglas Road from the northeast corner of Clarksville Highway and Douglas Road; thence South 84° East a distance of 890.0 feet to a point; thence North 45° 05' East a distance if 195.0 feet to a point; thence North 85° 35' West a distance if 1,045.0 feet to a point in the easterly margin of Douglas Road; thence along the easterly margin of Douglas Road in a southerly direction a distance of 150.00 feet to the point of beginning.

Being the same property conveyed to Mark Barclay and Tracey Barclay, husband and wife, by Warranty Deed from William Coles, a married man, dated June 30, 2017, of record in Instrument No. 20170703-0066687, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Coles, by Warranty Deed from Mary Taylor Ward and Toni Lynn Ward and Steven Eugene Ward and Brian Keith Ward, dated December 23, 2015, of record in Instrument No. 20151228-0130126, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 7176 Douglas Road, Joelton, TN 37080.

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 in 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.

Mark Barclay Date: 9/17/18

Tracey Barclay Date: 9-17-2018

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mark Barclay and Tracey Barclay, the within named Grantor(s), with whom I am personally acquainted (or 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 17th day of September, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 08 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER