Karen Y Johnson Davidson County
Batch# 151463 DEEDWARR
10/15/2018 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20181015-0101987

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

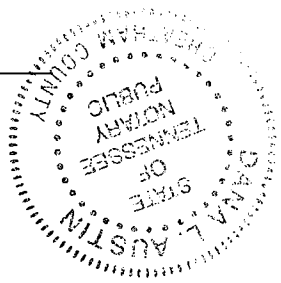
STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 12th day of October, 2018.

Notary Public
My commission expires: 8-27-22



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bridgette A. Duber 314 Rose St. Nashville, TN 37210	Same	119-01-0 151.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WHITNI GOODWIN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIDGETTE A. DUBER, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subd., as of record in Book 332, Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the North side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, of the Register's Office for Davidson County, Tennessee, more particularly described to-wit:

Beginning at a point in the Westerly margin of Dortch Avenue 98 feet North of the North margin of Rose Avenue; thence South 84 degrees 39' West 50.9 feet to W. H. Smith's East boundary; thence with said boundary Northwardly 50.5 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of Dortch Avenue; thence with said margin South 6 degrees 08' West 52 feet to the point of beginning.

Being the same property conveyed to Whitni Goodwin, an unmarried woman, by deed from James A. Thomason, dated 07/18/2017, of record in Instrument No. 20170721-0073845, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 314 Rose St., Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 12th day of October, 2018.

Whitni Goodwin

STATE OF MISSISSIPPI

COUNTY OF TALLAHATCHIE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Whitni Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of October, 2018.

DEBRA GRAD GOODWIN
NOTARY PUBLIC
ID No. 17153
Commission Expires
May 24, 2020
STATE OF MISSISSIPPI
TALLAHATCHIE COUNTY

My commission expires:

Notary Public

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 15th day of October, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY