This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEl 148-12-0-227.00
SEND TAX BILLS TO:

Same as New Owner

NAME AND ADDRESS OF NEW OWNERS:

Charles & Nettie Sue Goar
1673 Newport Place
Lavergne, TN 37086

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Karen Y Johnson Davidson County
Batch# 174905 **DEEDWARR**
12/17/2018 11:56:15 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20181217-0122433

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND ($110,000.00) DOLLARS, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged; I, **IRMA M. MYERS,** a single woman, the undersigned, have bargained and sold and do hereby transfer and convey unto **CHARLES GOAR** and wife, **NETTIE SUE GOAR**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 151, on the plan of Hazelwood, Section 15, of record in Plan Book 4660, Page 176, Register's Office for said County.

Said Lot No. 151, fronts 63.25 feet on the southerly margin of Fanning Drive and extends back 173.36 feet on the easterly line and 182.70 feet on the westerly line to a dead line in the rear, measuring 85.03 feet thereon.

Being the same property conveyed to Irma M. Myers, from Margrette D. Woodroof, by Warranty Deed dated September 14, 1981, and appearing of record in Book 5794, Page 420, Register's Office for Rutherford County, Tennessee.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 4562, Page 138, and Book 4951, Page 722; any and all matters as shown on plat of record in Plan Book 4660, Page 176, all of the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4627 Fanning Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND Grantor does covenant with the said Grantees herein that she is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2018 property taxes are being prorated between the parties hereto, the Grantor assuming payment thereof.

AND, Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantes with delivery of deed.

WITNESS OUR HANDS this 13th day of December, 2018

Irma M. Myers

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **IRMA M. MYERS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 13th day of December, 2018.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Notary Public

My commission expires: 8/16/2020

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 13th day of December, 2018.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Notary Public

My commission expires: 8/16/2020