THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 44588

Karen Johnson Davidson County
Batch# 189355 DEEDWARR
01/29/2019 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $616.05
20190129-0008421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED AND 00/100 ($166,500.00) DOLLARS, cash in hand paid by LESLIE GOFF, a single woman, receipt of which is hereby acknowledged, I, ALETHA STEPHENS, have bargained and sold, and by these presents do transfer and convey unto the said LESLIE GOFF, a single woman, as sole ownership, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Breckenridge, a horizontal property regime established by Master Deed of record in Book 6808, Page 45, in the Register's Office of Davidson County, Tennessee and as amended in Book 7020, Page 848, in the Register's Office of Davidson County, Tennessee, along with an undivided interest in the Common Elements as specified therein, and subject to all terms, covenants and conditions set forth in said Master Deed, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Aletha Stephens by deed from Stuart J. Nunnally and wife, Charlotte L. Nunnally, dated July 30, 2008 and of record in Instrument Number 20080813-0083142, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Master Deed and By-Laws for Breckenridge Condominium of record in Book 6808, Page 45 and amended in Book 7020, Page 848 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat in Master Deed of record in Book 6808, Page 45, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a Deed of Easement for installation of sewer of record in Book 7104, Page 503, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LESLIE GOFF, a single woman, her heirs and assigns, forever. And I do covenant with the said LESLIE GOFF, a single woman, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2019 Davidson County property taxes which have been prorated and will be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to

warrant and forever defend the title to said land to the said LESLIE GOFF, a single woman, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 25 day of January, 2019.

Aletha A. Stephens
ALETHA STEPHENS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, ALETHA STEPHENS, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 25 day of January, 2019.

JOYL BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON Comm. Exp. Oct. 21, 2019

Joyl Baker
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

*$166,500.00

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$163,170.00~~*, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

JOYL BAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON Comm. Exp. Oct. 21, 2019

AFFIANT

Sworn to and subscribed to before me this 25 day of January, 2019.

Joyl Baker
NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 142 15 0C 133.00 ADDRESS OF NEW OWNERS:
Ms. LESLIE GOFF
133 Hicks Rd
Nashville, TN 37221
SEND TAX BILLS TO:
United Wholesale Mortgage
585 South Blvd E
Pontiac, MI 48341

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY