Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34677-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $151,500.00. Affiant Subscribed and sworn to before me this 27th day of February, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Bruce Alan Good, Adrien Marie Good P.O. Box 58371 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 071 02 0 015 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katrice Tharpe, sole heir at law of Janie B. Winston, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce Alan Good and Adrien Marie Good, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1245 N. Avondale Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 201450 DEEDWARR
03/04/2019 11:32:47 AM 3 pgs
Fees: $18.00 Taxes: $560.55

20190304-0019488

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2019.

Katrice Tharpe, Sole Heir

Katrice Tharpe, sole heir at law of Janie B. Winston, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katrice Tharpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2019.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of E.C. Scruggs' First Avondale Addition, as of record in Plat Book 161, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janie B. Winston by deed dated September 26, 1980 from Betty O. Horton, unmarried of record in Book 5656, page 405, Register's Office for Davidson County, Tennessee. Janie B. Winston having since died on February 4, 2008 intestate, leaving Katrice Tharpe as her sole heir at law. See Affidavit of Heirship of record in Instrument No. 20131024-0110894, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, which have been prorated and assumed by Grantee. Map and Parcel No. 071 02 0 015 00.
2. All matters appearing on the Plan of record as Book 161, page 13, Register's Office for Davidson County, Tennessee.