Karen Johnson Davidson County
Batch# 204485 DEEDWARR
03/11/2019 02:34:54 PM 2 pgs
Fees: $13.00 Taxes: $1,263.56
20190311-0022098

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RE) Title No.: 60326
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Janice Q. Goodwin George M. Goodwin 1109 Radnor Glen Drive Brentwood, TN 37027	SWBC Mortgage 9311 San Pedro Ave., Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 155080C22600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$341,502.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick O'Hara and Danielle O'Hara, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Janice Q. Goodwin and George M. Goodwin, wife and husband,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Poplar Creek Estates, Phase 2 of record in Book 6900, pages 339-347 as amended in Book 7900, pages 888 and 889. By Amendment and Change of Survey Monumentation, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick O'Hara and Danielle O'Hara, husband and wife by Warranty Deed from Karl E. Schaper and wife, Mary F. Schaper, dated June 2, 2014 and recorded on June 10, 2014 of record in Instrument No. 20140610-0050222, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 155080C22600CO.
The Plan, with Owner's Certificate, of record in Book 6900, pages 339-347 as amended in Book 7900, pages 888 and 889 and Instrument No. 20010911-0098418, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 6553 Chessington Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of March, 2019.

Patrick O'Hara

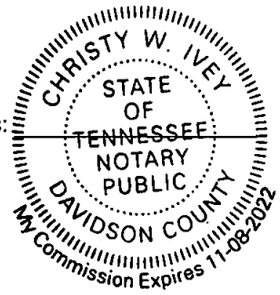
Danielle O'Hara

State of Tennessee

County of Davidson

On this 8th day of March, 2019, before me the undersigned authority, personally appeared Patrick O'Hara and Danielle O'Hara, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

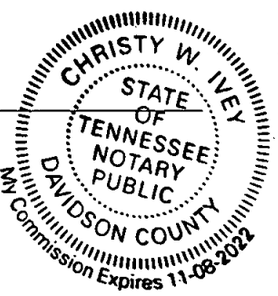
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $341,502.00.

Affiant

Sworn and subscribed before me this 8th day of March, 2019.

My Commission Expires:



Notary