Karen Johnson Davidson County
Batch# 205030 DEEDWARR
03/12/2019 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $4,736.00
20190312-0022740

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,280,000.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2019.

Heather R Hunter
Notary Public

My Commission Expires: July 24, 2022

19-0068

Address of New Owner:	Send Tax Bills to:	Tax Information:
Travis and Robin Dunn		
1313 Duncanwood Court	Same	131-08-0M-002.00-CO
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Andrew Goodman and Lindsey Goodman, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Travis Dunn and Robin Dunn, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plat of Duncanwood, Phase II, of record in Plat at Instrument No. 20121018-0095689, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Goodman and Lindsey Goodman, husband and wife, by Warranty Deed dated May 16, 2016 from Matthew C. Paxton and Katherine Paxton, husband and wife, recorded May 26, 2016 at Instrument No. 20160526-0053144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1313 Duncanwood Court, Nashville, TN 37204.**

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 12th day of March, 2019.

Andrew Goodman

Lindsey Goodman

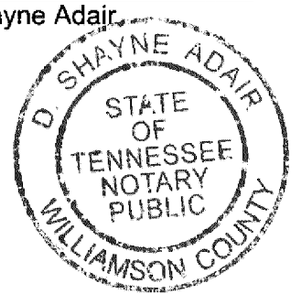
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrew Goodman and Lindsey Goodman, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of March, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022



Certificate of Authenticity

I, Ann Segall, 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.

Ann Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Ann Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"
Property Description

Closing Date: **March 12, 2019**

Buyer(s): **Travis Dunn and Robin Dunn**

Property Address: **1313 Duncanwood Court, Nashville, TN 37204**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Final Subdivision Plat of Duncanwood, Phase II of record in Plat at Instrument Number 20121018-0095689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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