THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319725

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $334,900.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2019.

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 214580 DEEDWARR
04/05/2019 11:22:27 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20190405-0031186

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corey Good 910 Beechmont Place Nashville TN 37206	New Owner	Tax Parcel ID No. 08307026600

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, **David Lippard and Bonnie Lippard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corey Good, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 21 on the Map of Roselawn as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Lippard and wife, Bonnie Lippard by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 6th day of May, 2005 in Instrument No. 20050506-0051133, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSELAWN, as recorded in Plat Book 2133, Page(s) 1.

This is improved property located at 910 Beechmont Place Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2019.

David Lippard

Bonnie Lippard

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Chesterfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lippard and Bonnie Lippard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2019.

Notary Public 76457

My Commission Expires: 12/31/2019

VICTOR DANIEL RAMOS NOTARY PUBLIC