Karen Johnson Davidson County
Batch# 260659 DEEDWARR
07/23/2019 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20190723-0072083

State of Tennessee
County of Williamson

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$359,900.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20191879	Affiant Sworn to and subscribed before me this 15th day of July, 2019. Notary Public My Commission Expires: 12/15/21
After Recording Return To The Above.	

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2019, among:

STEVEN CLINTON GOODIN JR., *by and through its duly appointed attorney-in-fact,* **AND**

CARLY NEAL CUNNINGHAM, HUSBAND AND WIFE

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

KEENAN WILLIAMS, AN UNMARRIED PERSON

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Being Unit No. 28, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6629, page 532, as amended in Book 6912, page 163, and supplemented in Book 6912, page 158, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Crill L. Allison, unmarried by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20121214-0115331 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 14, 2012. (Value of consideration shown in aforementioned deed $185,550.00.)

Being the same property conveyed to Steven Clinton Goodin, Jr. and Carly Neal Cunningham, both unmarried, as joint tenants with the right of survivorship by Warranty deed from Crill L. Allison, unmarried of record in Instrument No. 20180724-0071975 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 24, 2018. (Value of consideration shown in aforementioned deed $342,000.00.) Being also known as 3421 Golf Club Lane 28 Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument Number 201907230072082 , in the aforementioned Registers Office.

Steven Clinton Goodin Jr. by Carly Neal Cunningham, Attorney-in-Fact

Steven Clinton Goodin, Jr. **Carly Neal Cunningham**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Carly Neal Cunningham**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Steven Clinton Goodin, Jr.**, the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2019.

Notary Public
My Commission Expires: 3/20/22

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Carly Neal Cunningham

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, Carly Neal Cunningham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 16th day of July, 2019.

Witness my hand and official seal this 16th day of July, 2019.

Notary Public
My Commission Expires: 3/20/22

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Keenan Williams
Address: 3421 Golf Club Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: ← New Owner
Address: _____
City, State, Zip: _____

Tax ID: 117-07-0F-028.00-CO

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY