Karen Johnson Davidson County
Batch# 265036 DEEDWARR
08/01/2019 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $943.13
20190801-0075822

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC DELLANA LOWRY TENNESSEE STATE OF

THIS INSTRUMENT WAS PREPARED BY
First Community Title & Escrow Company, DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rody Goodman	Same	136 13 0A 001.00
(NAME)	(NAME)	
2768 Waters View Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Justin D. Richmond and Jillian Richmond (formerly known as Jillian E. DeBerry), husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rody Goodman and spouse, Lashawnda Goodman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jillian E. DeBerry, a single woman, and Justin D. Richmond, a single man, by Warranty Deed from Renee DeBerry, an unmarried woman, dated October 31st, 2017, of record in Instrument Number 20171102-0112660, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Renee DeBerry by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated October 26th, 2012, of record in Instrument No. 20121108-0103480, Register's Office for Davidson County, Tennessee.

Jillian E. DeBerry has since married Justin D. Richmond and is now known as Jillian Richmond.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and

payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantees; All matters appearing on the Plan of record in Instrument No. 20010515-0050286; Easements of record; Restrictions of record; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2768 Waters View Dr., Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of July, 2019.

Justin D. Richmond

Jillian Richmond

State of Tennessee

County of Rutherford

On this 22nd day of July, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Justin D. Richmond and Jillian Richmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public

Kalyn Swann
State of Tennessee Notary Public
Rutherford County
My Commission Expires 05-19-2020

True Copy Certification

I, Dilana Lawhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson a notary public for this county and state, Dilana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature