Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $291,000.00.

Karen Johnson Davidson County
Batch# 349308 DEEDWARR
01/28/2020 09:07:39 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20200128-0009939

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me, this 27th **day of January, 2020.**

Notary Public
My commission expires: March 3, 2020

04-1912-57482

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Niebuhr 1602 Cleves Street Old Hickory TN 37138	New Owner	053-03-0-361.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Goodwin and Angela Goodwin, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Niebuhr and Morgan Rutherford**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 72, on the Plan of Section "E", Village of Old Hickory, of record in Book 1424, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property lying within Lawrence Street as further described and of record in Quarterly Court Minute Book E-1, Page 300, Metro Records Center, Davidson County, Tennessee.

Being the same property conveyed to Joshua Goodwin and Angela Goodwin, husband and wife by deed from Daniel Deeb and Angela Deeb, husband and wife, and Gloria Tran and Thinh Tran, husband and wife, dated November 8, 2016, recorded November 15, 2016, of record in Instrument No. 20161115-0120299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1602 Cleves Street, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of January, 2020.

Joshua Goodwin

Angela Goodwin by Joshua Goodwin AIF
Angela Goodwin
By: Joshua Goodwin, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua Goodwin and Angela Goodwin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna,~~ Mt. Juliet TN, this 27th day of January, 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua Goodwin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Angela Goodwin and that he/she is authorized by Angela Goodwin to execute this instrument on his/her behalf.

Witness my hand in ~~Smyrna,~~ Mt. Juliet TN, this 27th day of January, 2020.

Notary Public

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY