20-CD-002

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35226-12-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 29th day of January, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Maurice H. Goodell, III Crystal Ann Walker 1109 Elmshade Court Nashville, TN 37211	new owner @ address	Map and Parcel No.: 172 03 0 A 074 00CO

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, **Jorge L. Gamboa and Vivian K. Kawai, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maurice H Goodell, III, a single man and Crystal Ann Walker, a single woman, as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1109 Elmshade Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 350457 **DEEDWARR**
01/30/2020 08:41:49 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20200130-0010934

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2020.

Jorge L. Gamboa

Vivian K. Kawai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jorge L. Gamboa and Vivian K. Kawai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2020.

Notary Public

My Commission Expires:

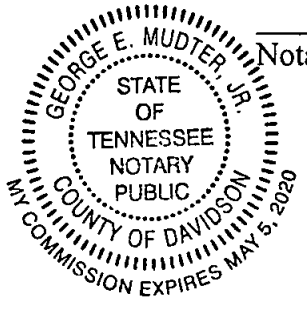


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of The Woodlands, Phase I, Section I, as of record in Plat Book 6900, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jorge L. Gamboa and Vivian K. Kawai by deed dated September 18, 2009 from Keith D. Slocum and wife, Jenna B. Slocum of record in Instrument No. 20091109-0103583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 172 03 0 A 074 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Woodlands, of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to The Woodlands Homeowners' Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 495 and in Book 7091, page 428, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 498 and 499, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 497, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.
8. Agreement For Participation in Huntington Park Trunk recorded in Book 6699, page 752, Register's Office for Davidson County, Tennessee.