Karen Johnson Davidson County
Batch# 351476 DEEDWARR
01/31/2020 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,751.95
20200131-0011552

WARRANTY DEED

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

W-VRES-19-1816

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chad Flynn and Caitlyn Connors	New Owner	
(NAME)	(NAME)	**081-08-2D-002.00-CO**
1816 7th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DWIGHT WILES, TRUSTEE OF THE GOOD TIMES TRUST, DATED OCTOBER 23, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD FLYNN AND CAITLYN CONNORS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of 1818 7th Avenue North of record in Plat Instrument No. 20130822-0088787, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dwight Wiles, Trustee of the Good Times Trust, under Agreement Dtd. October 23, 2017 by Quitclaim Deed from John Sturgill Simpson and Sarah E. Tackett, Trustees, Simpson Family Revocable Living Trust Agreement dated May 15, 2015 of record in Instrument No. 20171114-0117175 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on November 14, 2017 and Scrivener's Affidavit recorded in Instrument No. 20180405-0032053.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee.
- By-Laws of Homes at 1818 7th Avenue North attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1818 7th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20130822-0088787, Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150526-0048352, in the Register's Office for Davidson County, Tennessee.
- Conveyance to the State of Tennessee of record in Book 4312, Page 577, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1816 7th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JANUARY, 2020.

Good Times Trust, dated October 23, 2017

BY: Dwight Wiles, Trustee

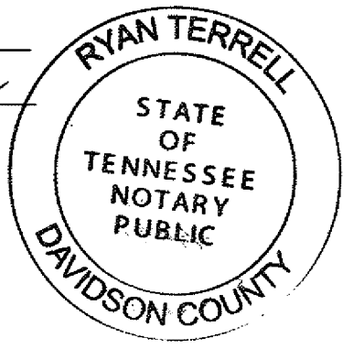
Dwight Wiles
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT WILES, TRUSTEE of GOOD TIMES TRUST, DATED OCTOBER 23, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of January, 2020.

Notary Public
My Commission Expires: 5/2/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022