WARRANTY DEED

Karen Johnson Davidson County
Batch# 363007 DEEDWARR
02/25/2020 02:42:54 PM 2 pgs
Fees: $13.00 Taxes: $851.54

20200225-0021046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,144.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

O-DG-19-909A

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)
Denton and Harris, LLC, a Tennessee Limited Liabilty Company	Denton & Harris, LLC	
(NAME) **908 Cleaview**	(NAME) **908 Cleaview**	**082-16-0-107.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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, **DANIEL M. GOODMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENTON AND HARRIS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** 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 Lot No. 1-A on the Plan of Zone Lot Division Lot No.1 Aeby Subdivision of record in Plat Book 6200, Page 250, amending Plat Book 6200, Page 168 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 Daniel Goodman, unmarried man by Warranty deed from William L. Odom, a married man of record in Instrument No. 20140801-0069147 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on August 01, 2014. **THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:

- Taxes for the year 2020 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 250, amending Plat Book 6200, Page 168, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6551, Page 73, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 A Russell Street, Nashville, Tennessee 37206**.

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 19TH DAY OF fEBRUARY, 2020.

David M. Goodman by [signature], attorney in fact
Daniel M. Goodman, by his attorney in fact, Ryan Terrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL M. GOODMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL M. GOODMAN.

Witness my hand and official seal, this the 19th of February, 2020.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

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