Karen Johnson Davidson County
Batch# 371312 DEEDWARR
03/12/2020 09:45:34 AM 2 pgs
Fees: $13.00 Taxes: $897.25
20200312-0027690

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0385

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th Day of March, 2020

Notary Public

Commission Expires: 1-30-2024

MELISSA MANESS BUNCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ANDERSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Carol Braden and Albert Steven Braden 4425 Westlawn Drive B306 Nashville, TN 37209	Albert Braden 106 Antioch Drive Oak Ridge, TN 37830	103-08-0A-033.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Greg Goodheart and Denise Goodheart, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Carol Braden, unmarried and Albert Steven Braden, married, tenants in common with Rights of Surviorship

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 Condominium Apartment in Davidson County, Tennessee, being Unit No. B-306 of Westlawn Green Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat to the Master Deed of record in Book No. 5200, Pages 20 through 24, inclusive, Register's Office for said County, to which source reference is hereby made for a more complete detail description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to B & D Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Steve Teepe of record in Instrument No. 20041217-0150328 Register's Office for Davidson County, Tennessee, dated December 15, 2004 and recorded on December 17, 2004.

Being the same property conveyed to David A. Floyd, Jr. and Carrie B. Floyd-Barber, as joint tenants with rights of survivorship, by Quitclaim Deed from B & D Investment Group, LLC of record in Instrument No. 20051028-0130340 Register's Office for Davidson County, Tennessee, dated October 26, 2005 and recorded on October 28, 2005.

Being the same property conveyed to B & D Investment Group, LLC by Quitclaim Deed from David A. Floyd, Jr. and Carrie B. Floyd-Barber, as joint tenants with rights of survivorship, of record in Instrument No. 20060623-0075092 Register's Office for Davidson County, Tennessee, dated May 01, 2006 and recorded on June 23, 2006.

Being the same property conveyed to David A. Floyd, Jr. a 50% undivided interest, and Carrie B. Floyd-Barber a 50% undivided interest. as tenants in common, by Quitclaim Deed from B & D Investment Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20140320-0022918 Register's Office for Davidson County, Tennessee, dated January 22, 2014 and recorded on March 20, 2014.

Being the same property conveyed to David A. Floyd, Jr. by Quitclaim Deed from Carrie B. Floyd-Barber of record in Instrument No. 20170320-0026982 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 20, 2017.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife, by Warranty Deed from David A. Floyd, Jr., married, of record in Instrument No. 20181219-0123250, Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4425 Westlawn Drive B306, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of February, 2020.

Greg Goodheart by Denise Goodheart, his attorney-in-fact

Greg Goodheart by Denise Goodheart, his Attorney-In-Fact

Denise Goodheart

Denise Goodheart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise Goodheart** 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 and official seal at Brentwood, Tennessee this 28th day of February, 2020

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Notary Seal)

Notary Public
My Commission Expires: 9/6/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Denise Goodheart,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Greg Goodheart** and acknowledged that he executed the same as the free act and deed of the said **Greg Goodheart,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20200312-0027689, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of February, 2020.

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Notary Seal)

Notary Public
My Commission Expires: 9/6/2024