Karen Johnson Davidson County
Batch# 381958 DEEDWARR
04/06/2020 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,696.93
20200406-0036268

Prepared by
~~RECORD AND RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013272

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Mahnert MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $728,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D Goodman and Stacey Goodman 916B Douglas Avenue Nashville, TN 37204	Same address as new owner	105-13-0-K-001.00 CO

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twenty Eight Thousand Nine Hundred and 00/100 Dollars ($728,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARTIN BENNETT JOHNSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOEL D GOODMAN AND STACEY GOODMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Private Element **Unit A**, on the Plan of 916 South Douglas Condominiums, a Condominium, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of 916 South Douglas Condominiums, a Condominium of record in Instrument No. 20110406-0026476, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 916 South Douglas Condominiums, as shown on Exhibit Map to the Declaration of record in Instrument No. 20110406-0026476, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Martin Bennett Johnson, by Warranty Deed from Christina Sorenson and Matthew Hodge, wife and husband, dated 12/12/2014 and recorded 12/23/2014 in Instrument No. 20141223-0117222, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 916B Douglas Avenue, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of March, 2020.

MARTIN BENNETT JOHNSON

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, Martin Bennett Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of March, 2020.

Notary Public
My commission expires:

PATRICK F. COULOMBE
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES MAY 13, 2020

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

