Name and Address of New Owner:
John Vitou
1208 B Keller Avenue
Nashville, TN 37216

Send Tax Bills To:
Studio Bank
124 12th Avenue South, Suite 400
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 395796 DEEDWARR
05/05/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20200505-0046872

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 072-06-0K-002.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brent D. Goats and Lindsay J. Goats, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **John Vitou, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, Townhomes at 1208 Keller Avenue, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 1208 Keller Avenue, of record in Instrument No. 20150618-0058304, 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 Brent D. Goats and Lindsay J. Goats, husband and wife by Deed dated February 29, 2016 from D218, LLC, recorded March 3, 2016, in Instrument Number 20160303-0020514, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2020.

Brent D. Goats
by John Shoaf, his Attorney-In-Fact

Brent D. Goats
by John Shoaf, his Attorney-In-Fact

Lindsay O. Goats
by John Shoaf, her Attorney-In-Fact

Lindsay J. Goats
by John Shoaf, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2020, before me personally appeared John Shoaf, to me known to be the person who executed the foregoing instrument on behalf of Brent D. Goats and Lindsay J. Goats, and acknowledged that he executed the same as the free act and deed of Brent D. Goats and Lindsay J. Goats

Witness my hand and official office, this 29th day of April, 2020.

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Bailey Wind
Notary Signature

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of April, 2020.

Notary Public

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY