This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas Edward Goodloe, III
1124 Pawnee Trail
Madison, TN 37115

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Dr. Ste 200
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 407762 **DEEDWARR**
05/29/2020 12:54:11 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20200529-0055625

MAP/PARCEL 053-09-0B-207.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher C. Mercer, Jr., unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Thomas Edward Goodloe, III, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Cumberland Station at Wilson Camp, Section Seven of record in Plat at Instrument No. 20061010-0125617 and rerecorded in Instrument No. 20061010-0125619, 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 Christopher C. Mercer, Jr., an unmarried man by Warranty deed from Andrea D. Jones, an unmarried woman of record in Instrument No. 20160831-0091560 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 31, 2016.

This is improved property known as: **1124 Pawnee Trail, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 15th day of May, 2020.

WITNESS MY HAND on this the 15th day of May, 2020

Christopher C. Mercer, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Christopher C. Mercer, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200261