File 33418-8 Box 14

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35546-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $407,500.00. Affiant Subscribed and sworn to before me this 8th day of July, 2020. Notary Public My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Timothy C. Goonan Rachael Goonan 5304 Elkins Avenue Nashville, TN 37209	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave S. Ste 1000 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 09115004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Virginia Perkin and James Perkin, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy C. Goonan and Rachael Goonan, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5304 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 433677 **DEEDWARR**
07/09/2020 11:36:40 AM 3 pgs
Fees: $18.00 Taxes: $1,507.75
20200709-0074617

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2020.

Virginia Perkin

Virginia Perkin

James Perkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Virginia Perkin and James Perkin, 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, at office, this 8th day of July, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of the southerly 150 feet of Block No. 6 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for said County, and the easterly 20 feet of the now abandoned N.C. and St. Louis Railroad right of way and more fully described according to a March 8, 1979, survey by John Kohl, II, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the northerly margin of Elkins Avenue located westwardly 120 feet from the intersection of the westerly margin of 53rd Avenue North, formerly 12th Street, and said margin of Elkins Avenue, formerly 2nd Avenue, said point also being the southwesterly corner of the Mabel L. Crocker property (Book 2198, page 592, said Register's Office); thence, with Crocker's westerly property line, northwardly 150 feet to a point in the southerly line of the Roy Elton Beeler property (Book 4958, page 857, said Register's Office); thence, with Beeler southerly property line and the southerly line of the Ecology Sales, Inc. property (Book 5146, page 24, said Register's Office), westwardly, crossing the easterly line of said abandoned railroad property at 50 feet, a total distance of 70 feet to a point at the northeasterly corner of the Matthew J. Fetherling property (Book 1224, page 425, said Register's Office); thence, with Fetherling's easterly property line, formerly the center line of said abandoned railroad right of way, southwardly 150 feet to a point on the northerly margin of Elkins Avenue; thence, with said margin, eastwardly 70 feet to the point of beginning.

Being the same property conveyed Virginia Perkin and James Perkin, wife and husband, by deed dated January 30, 2014 from Stanley P. Fischer, unmarried, of record in Instrument No. 20140203-0009494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 09115004900.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.