Karen Johnson Davidson County
Batch# 769572 DEEDWARR
12/08/2021 08:31:35 AM 5 pgs
Fees: $28.00 Taxes: $3,470.60
20211208-0162484

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Steven McBee, Trustee 601 NW Jefferson Blue Springs, MO 64014	Same	026-01-0-154.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Thirty-Eight Thousand and 00/100 Dollars ($938,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BOBBY J. GOAD, SR. and DIANE H. GOAD, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto Steven McBee, Trustee of the Steven McBee Trust dated May 20, 2002 ("Grantee"), his heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 155 Long Hollow Pike, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 30th day of November, 2021.

GRANTOR:

BOBBY J. GOAD, SR.

DIANE H. GOAD

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared BOBBY J. GOAD, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 30th day of November, 2021.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared DIANE H. GOAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 30th day of November, 2021.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF Tennessee)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Nine Hundred Thirty-Eight Thousand and 00/100 Dollars ($938,000.00).

AFFIANT

Sworn to and subscribed before me, this 30th day of November, 2021.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Bobby J. Goad, Sr. Property, of record as Instrument No. 20121126-0107770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to BOBBY J. GOAD, SR., by deed from PATRICIA ANN COX, of record as Instrument No. 20051227-0154086, dated December 16, 2005, and by deed from JERRY ALBERT RALPH, of record in Book 11460, page 596, dated April 30, 1999, said Register's Office.

BOBBY J. GOAD, SR. further conveyed said property to BOBBY J. GOAD, SR. and DIANE H. GOAD, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20160114-0004095, dated January 12, 2016, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property

4. Matters shown on the Plan of record as Instrument No. 20121126-0107770, said Register's Office.

5. Drainage Easement of record in Book 4920, page 223, said Register's Office.

6. Easement Deed by Court Order of record as Instrument No. 20140114-0003779, said Register's Office.

7. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.