WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-09-2024

BS-EXP-23-932

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Lee Gooch, Sr. and Ceteka Annette Gooch	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**015-13-0A-008.00-CO**
932 Fancher Lane	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OMAR O. CRAWFORD AND LISA MICHELLE MYLES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL LEE GOOCH, SR. AND CETEKA ANNETTE GOOCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat, Falls Subdivision of record in Plat at Instrument No. 20191015-0105302, 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 a portion of the same property conveyed to Real Estate Solutions Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Clayton HC, Inc., a Tennessee corporation, of record in Instrument No. 20180503-0042325, Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 03, 2018. (Value or consideration as shown in aforementioned deed $1,600.000.00.)

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Real Estate Solutions Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20210115-0007172, Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 15, 2021. (Value or consideration as shown in aforementioned deed $150,000.00.)

Being the same property conveyed to Omar O. Crawford, unmarried, and Lisa Michelle Myles, unmarried, tenants in common with right of survivorship, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20210506-0060802, Register's Office for Davidson County, Tennessee, dated May 05, 2021 and recorded on May 06, 2021. (Value of consideration shown in aforementioned deed $433,215.00.)

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20191015-0105302, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200304-0024384, Register's Office for Davidson County, Tennessee,
- Subject to all matters appearing on the survey by Robert Seigenthaler, dated December 12, 2000, as revised January 29, 2004, including, but not limited to a 50 foot wide access road (ingress/egress) extending across property from the easterly line to the westery line and telephone line easement running north and south adjacent to the easterly boundary line.
- Subject to all matters shown on the survey performed by James Terry and Associates, Tennessee RLS No. 2287, dated April 24, 2018, Job No. 2017-567, as referenced in the deed of record in Instrument No. 20210506-0060802, Register's Office for Davidson County, Tennessee. A copy has not been provided for our review.

Karen Johnson Davidson County
Batch# 970368 **DEEDWARR**
02/13/2023 01:03:18 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20230213-0010357

- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7697, Page 929, Book 7697, Page 952 and Book 7868, Page 953, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20030820-0121082, amended Withdrawing, Releasing and Removing Certain Property From Restrictive Covenants in Instrument No. 20200528-0055234, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20070507-0054741, in the Register's Office for Davidson County, Tennessee.
- Easements described in deed of record in Instrument Number 20040204-0013558, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities Ingress, Egress and Dedication of record in Instrument Number 20180503-0042326, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 20180222-0016870, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **932 Fancher Lane, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 9th DAY OF FEBRUARY, 2023.

Omar O. Crawford

Lisa Michelle Myles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OMAR O. CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA MICHELLE MYLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212