WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Goddard and Allison H. Goddard	SunTrust Mortgage, Inc.	Map 142-09, Group E
(NAME)	(NAME)	
4629 Altadena Avenue	201 Fourth Avenue North, 7th Floor	Parcel 36.00
(ADDRESS)	(ADDRESS)	
San Diego, CA 92115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAROLE E. GRAVES, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK E. GODDARD AND WIFE, ALLISON H. GODDARD,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1236, together with the carport designated No. 1236-C in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carole E. Graves, unmarried, by deed from James A. Fohl and wife, Lori Fohl, dated April 30, 1998, of record in Book 10911, page 125, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, pages 705-706, said Register's Office; and (c) Master Deed and ByLaws of record in Book 6226, page 9 and Book 6226, page 18, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1236 General George Patton Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of January, 2005.

Carole E. Graves

Carole E. Graves

Davidson County DEEDWARR
Recvd: 01/27/05 13:01 2 pgs
Fees:13.00 Taxes:480.63

20050127-0010176

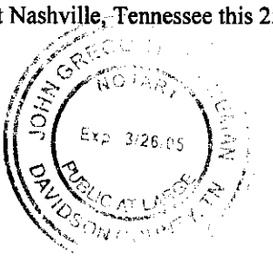
STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2005.

Commission expires:



Notary Public