WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Jacqueline G Brown
NOTARY PUBLIC AT LARGE
Jacqueline G. Brown, Notary Public
My Commission Expires January 27, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES 1-27-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/07/05 14:00 2 pgs
Fees:13.00 Taxes:832.50
20051107-0134675

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek G. Deguire	Derek G. Deguire	147060183.00
(NAME) same	(NAME) 316 Timberdale Ct.	
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN 37211	
(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, we, Gayle Good, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Derek G. Deguire, 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. :

Being Lot No. 140 on the plan of **Caldwell Country Estates Subdivision,** Section II, as of record in Plat Book 2663, page 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gayle Good by Deed from Barry S. Goad and wife, Gayle B. Goad, Trustee U/A/D 11/7/96 of the Goad Joint Revocable Living Trust Agreement and nay successors in Trust and any amendments thereof.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 316 Timberdale Ct., Nashville, TN 37211
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2005.

Gayle Good
Gayle Good

STATE OF TN

COUNTY OF Davidson

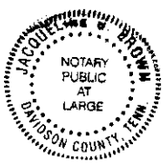
Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Gayle Good, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of October, 2005.

Commission expires: 1-27-07

Jacqueline G Brown

Notary Public



NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE