THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 02/10/06 15:08 2 pg
Fees:13.00 Taxes:499.50

20060210-0016772

Address New Owners:
Tammy Gothard
805 Evergreen Trail
Madison, TN 37115

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
062-04-0-003.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Tammy Gothard
Affiant

Subscribed and sworn to before me this 6th day of February, 2006

DANA BILLINGSLEY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/22/08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ryan R. Podany and Tracey L. Podany** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Samuel Gothard and wife, Tammy Gothard**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Lot No. 65 of the Map, Marlin Meadows Subdivision, Section Four, as of Record in Plat Book 2133, Page 66, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Ryan R. Podany and wife, Tracey L. Podany by Warranty Deed from Jerry C. Gillihan and wife, Cynthia S. Gillihan of Record in Book 10779, page 407, dated January 28th, 1998, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 2133 , page 66 Register's Office for Davidson County. Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4366, Page 192 and Book 5321, Page 527, said Register's Office Restrictive covenants recorded in Book 2084, Page 249, Register's Office for Davidson County, Tennessee

THIS IS **Improved** PROPERTY KNOWN AS 805 Evergreen Trail, Madison, TN 37115

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 6th day of February, 2006

Ryan R. Podany

Tracey L. Podany

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Ryan R. Podany and Tracey L. Podany and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 6th day of February, 2006.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

