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WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Coplan	FIRST HORIZON HOME LOAN CORPORATION	**83-2-142**
(NAME)	(NAME)	
1426 Benjamin Street	POST OFFICE BOX 7481	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SPRINGFIELD, OH 45501	
(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, **Anne C. Goodnow, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeff Coplan and Eric Gunderson**, 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:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 22 on the map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, Page 36, Register's Office for said County.

SAID Lot No. 22 fronts 50 feet on the southerly side of Benjamin Avenue and runs back between lines, 131 feet on the easterly line and 131.5 feet on the westerly line to an alley on which it measures 50 feet.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of the Subdivision of part of the Weakley Home Place, as of record in Book 421, Page 36, Register's Office for said County.

SAID Lot No. 23 fronts 64 feet on the southerly side of Benjamin Avenue and runs back between lines 131 feet on the westerly line and 133.9 feet on the easterly line long the westerly margin of an alley in the rear on which it measures 33 feet.

BEING the same property conveyed to Anne C. Goodmow, unmarried by deed from Michael J. Lajoie and wife, Alicia A. Lajoie of record in Instrument No. 20020109-0003080 Register's Office for Davidson County, Tennessee.

Javier Salavo joins in this conveyance to relinquish any marital rights to said property.

unimproved ☐

This is improved ☒ property, known as **1426 Benjamin Street, Nashville, TN 37206**

(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.

Davidson County DEEDWARR
Recvd: 11/03/06 08:34 2 pgs
Fees:13.00 Taxes:832.50
20061103-0136616

Witness **my hand** this 26 **day of** Oct. **, 2006.**

Anne C. Goodnow

Anne C. Goodnow

Javier Salado

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Anne C. Goodnow and Javier Salavo** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this 26th **day of** October **, 2006.**

Commission expires: **July 19, 2008**

Justin Tatum Notary Public