THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 11/26/07 15:52 3 pgs
Fees:18.00 Taxes:295.63
20071126-0137339

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 034-03-0-B111.00

The actual consideration or value, whichever is greater, for this transfer is $79,900.00.

Affiant

Subscribed and sworn to before me this the 19th day of November, 2007.

My Commission Expires: 7-19-08

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

Sarah E. Goad
(Name)
111 Churchill Crossing
(Street Address)
Madison, TN 37115

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CHRISTY E. PORCH f/k/a CHRISTY E. TRUDEAU, a married person,** hereinafter the "Grantor," has bargained and sold, and do by these presents transfer and convey, unto **SARAH E. GOAD, a single person,** hereinafter "Grantee," a certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 111, Building 1, on the Horizontal Property Regime of Churchill Crossing Condominiums as recorded in the Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, which amends Lot 1, Churchill Crossing, in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christy E. Brown, n/k/a Christy E. Porch, by Deed of Record in 8642, Page 322, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Christy Elaine Trudeau, n/k/a Christy E. Porch, by Final Decree of Divorce of record in Book 10254, Page 950 recorded 11/8/1996, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 111 Churchill Crossing, Madison, TN 37115.

TO HAVE AND TO HOLD the said condominium, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 034-03-0-B111.00
2. All matters shown on Plat recorded in Book 7900, page 25, said Register's Office.
3. The provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Churchill Crossing Condominiums, and recorded in Book 7792, page 915; as amended in Book 7804, page 616 and Book 7845, page 540, Register's Office for Davidson County, Tennessee.

Grantors further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, her heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, John F. Porch, III, being the spouse of Christy E. Porch, f/k/a Christy E. Trudeau, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest he may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or her successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, "Grantors" have caused their names to be affixed hereto on this 19 day of November, 2007.

Christy E. Porch

Christy E. Porch

John F. Porch, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Christy E. Porch,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19 day of November, 2007.

Amy D. Nix

Notary Public

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **John F. Porch, III,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19 day of November, 2007.

Amy D. Nix
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

CERTIFICATE OF AUTHENTICITY

I, Casey M. Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey M. Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey M. Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy D. Nix
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 7-19-08