WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/08 14:25 2 pg:
Fees:13.00 Taxes:1332.00

20080129-0009225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of Jan, 08

Rebecca D. Price
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Shepherd and Katherine Quitter	Countrywide Bank, FSB	105-0[illegible]
(NAME)	(NAME)	
932 Benton Avenue	801 Crescent Center Drive # 508	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(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, **ZACHARY GOODYEAR, SCOTT EVANS AND CHRISTOPHER SZALAJ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT SHEPHERD, UNMARRIED AND KATHERINE QUITTER, UNMARRIED**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF THE RESUBDIVISION OF PART LOT NO. 40 AS SHOWN ON THE WAVERLY PLACE PLAN AS RECORD IN PLAT BOOK 3500, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF BENTON AVENUE AT THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH SAID AVENUE NORTH 86° 38' WEST 26.12 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 25 FEET NORTHWESTWARDLY 38.13 FEET TO AN IRON PIN IN CONCRETE ON THE EASTERLY MARGIN ON 10TH AVENUE SOUTH; THENCE WITH SAID AVENUE NORTH 0° 42' EAST 126.12 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTH 88° 38' EAST 50 FEET TO THE CORNER OF LOTS NOS. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTH 0° 42' WEST 150 FEET TO THE BEGINNING.

Being the same property conveyed to ZACHARY GOODYEAR, by deed from ROBERT J. MCCORMICK AND WIFE, HELEN C. MCCORMICK, of record as Instrument No. 20051209-0148265, dated November 29, 2005, said Register's Office. And being further conveyed to ZACHARY GOODYEAR, SCOTT EVANS AND CHRISTOPHER SZALAJ, by Quitclaim Deed of record as Instrument No. 20060315-0029691, dated March 9, 2006, said Register's Office.

This property has never been the Principle Residence of any of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 932 Benton Avenue Nashville, TN 37204

(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 our hands this 25 day of January, 2008.

Zachary Goodyear

Scott Evans

Christopher Szalaja

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Goodyear, Scott Evans and Christopher Szalaja the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:15am this 25 day of January, 08.

Commission expires: 11/22/10

Rebecca D. Price

Notary Public

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212