Davidson County DEEDWARR
Recvd: 03/31/08 08:49 1 pgs
Fees:13.00 Taxes:703.00

20080331-0031555

WARRANTY DEED

AT-20080065

STATE OF Tennessee
COUNTY OF Davidson

$190,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$190,000.00~~.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of March, 2008.

Notary Public

(Affix Seal)

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
21 AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steve Goodie	new Owner	135.16-0-034.00
2601 Sailboat Court		
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Phillip Orlando (now deceased) and wife, Mary M. Orlando**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Steve Goodie**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 566, on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 566 fronts 51.51 feet, as measured on a curve, on the southwesterly margin of Sailboat Court, and extends back 113.76 feet on the southeasterly side and 159.02 feet on the northerly side, to a line in the rear, which is a broken line, and on which it measures 190.90 feet.

Being the same property conveyed to Phillip Orlando (now deceased) and wife, Mary M. Orlando by Warranty Deed from Nashville, Bank of Commerce dated January 18, 1999 and recorded January 21, 1999 in Book 11306, page 673, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 2601 Sailboat Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 27th day of March, 2008

Mary Orlando

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Mary Orlando, the bargainor(s), 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 at Williamson County, Tennessee, this 27th day of March, 2008.

Notary Public

My Commission Expires: 6-12-11

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY