Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***161,900.00.

Mary Kathryn Goodin
Affiant

Davidson County DEEDWARR
Recvd: 06/23/08 15:35 2 pgs
Fees:13.00 Taxes:599.03
20080623-0064686

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 20th day of June, 2008.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER

Nance Jerman
3802 Sentinel Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO

new owner

MAP & PARCEL NOS.

MAP 104-01-0
PARCEL 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty One Thousand Nine Hundred and 00/100 Dollars ($***161,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Mary Kathryn Goodin and husband, Christopher T. Goodin, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Nance Jerman, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 30 on the Second Revised Plan of Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mary Kathryn Goodin and husband, Christopher T. Goodin, by deed from Richard Ice, unmarried, of record as Instrument No. 20050812-0095646 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3802 Sentinel Drive, Nashville, Tennessee 37209

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, her heirs and assigns, forever.

GRANTORS 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Valley View Subdivision, Section One, of record in Plat Book 2331, page 113, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of June, 2008.

Mary Kathryn Goodin

Mary Kathryn Goodin

Christopher T. Goodin

Christopher T. Goodin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Kathryn Goodin and Christopher T. Goodin, the bargainors, 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 this 20th day of June, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY