WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012
(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/19/09 14:48 3 pgs
Fees:18.00 Taxes:710.40
20090319-0024831

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Goodwin	Suntrust Mortgage, INc	
(NAME) **4001 Hallborough Way**	(NAME) 901 Semmes Avenue	**MAP 098 050 A**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Richmond, VA 23224	**PARCEL 11400CO**
(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, **JEFF POOLE AND WIFE, CAROLINE GANNON AND ADAM PRUDOFF AND WIFE, KRISTEN PRUDOFF** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS GOODWIN AND WIFE, TYRUNYA GOODWIN,** 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. 97 on the Plan of Section Four, Hampton Hall of record in Book 11700, page 2 Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeff Poole, Caroline Gannon , Adam Prudoff, and Kristen Prudoff, as Tenants in Common by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 14, 2008, recorded February 25, 2008 of record in Instrument No. 20080225-0017884, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 11700, page 2, said Register's Office; (c) Restrictive covenants contained in Book 10278, page 257, supplemented in Book 10301, page 184 and amended in Book 10444, page 460, Book 10640, page 947 and Book 10956, page 520, said Register's Office; and (d) Charter of record in Book 10290, page 261, said Register's Office.

unimproved ☐

This is improved ☒ property, known as with the Mailing Address: **5700 Chestnutwood Trail, Hermitage, TN 37076**
A/K/A 4100 Hallborough Way, Hermitage, TN 37076

(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 13th day of March, 2009.

Adam Prudoff by Caroline Gannon AIF
Adam Prudoff
By: Caroline Gannon, Attorney in Fact

Jeff Poole by Caroline Gannon AIF
Jeff Poole
By: Caroline Gannon, Attorney in Fact

Kristen Prudoff by Caroline Gannon AIF
Kristen Prudoff
By: Caroline Gannon, Attorney in Fact

Caroline Gannon
Caroline Gannon

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Caroline Gannon the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2009.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Robert L. Scruggs
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Caroline Gannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jeff Poole, Adam Prudoff and Kristen Prudoff and acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of Jeff Poole, Adam Prudoff and Kristen Prudoff.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2009.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Robert L. Scruggs
Notary Public

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Talia A. Whiteside, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Talia A. Whiteside
Notary's Signature

My Commission Expires: My Commission Expires JULY 25, 2009.

Notary's Seal

TALIA A. WHITESIDE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.