After recording return to:
TrustLand Title & Escrow, LLC
1720 West End Ave., Ste 400
Nashville, TN 37203
Drop Box #32

BILL GARRETT, Davidson County
Trans:T20090020851 DEEDWARR
Recvd: 03/30/09 16:06 2 pgs
Fees:13.00 Taxes:580.53
20090330-0028578

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $156,900.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2009.

Notary Public
My commission expires:

05-0903-64542

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Good	Pinnacle National Bank	053-06-0-A-203.00
2217 Riverway Drive	211 Commerce St. Ste. 300	
Old Hickory TN 37138	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Olivia W. Merrell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Thomas Good, an unmarried man, hereinafter called the Grantees, their successors 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. 203, on the Plan of Phase 2, Waterford, of record in Book 7900, Page 412, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olivia W. Merrell, a single person by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, dated July 7, 2006, recorded August 7, 2006, of record in Instrument No. 20060807-0096312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2217 Riverway Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of March, 2009.

Olivia W. Merrell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Olivia W. Merrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27TH day of March, 2009.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010