THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28530-03-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 7th day of April, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Michael E. Collins, Karen L. Collins 106 Adams Park Nashville, TN 37205	**Send Tax Bills To:** **Pinnacle National Bank** **211 Commerce Street, Ste. 300** **Nashville, TN 37201**	**Tax Information:** Map and Parcel No.: 116-08-0-E 106.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lenn E. Goodman and wife, Roberta W. Goodman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael E. Collins and wife, Karen L. Collins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Adams Park, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of April, 2009.

Lenn E. Goodman

Roberta W. Goodman

BILL GARRETT, Davidson County
Trans:T20090023887 DEEDWARR
Recvd: 04/09/09 15:31 2 pgs
Fees:13.00 Taxes:2590.00
20090409-0032582

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lenn E. Goodman and Roberta W. Goodman**, 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, at office, this 7th day of April, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of A Resubdivision of Lot Nos 104 & 106, Sugartree Subdivision, Phase III, as of record in Plat Book 7900, page 590, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Madeleine J. Goodman and husband Lenn E. Goodman by deed dated 09/28/94 from J. Frank Swygert and wife, Jettie P. Swygert of record in Book 9478, page 528, Register's Office for Davidson County, Tennessee. Madeleine J. Goodman having since died. Being further conveyed to Lenn E. Goodman and wife, Roberta W. Goodman by Quitclaim Deed dated 05/24/99 from Lenn E. Goodman of record in Book 11491, page 576, said Register's Office.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Sugartree, of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100 and Book 5387, page 844, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, page 590, Register's Office for Davidson County, Tennessee.
7. Easement to City of Nashville of record in Book 3400, page 63, Register's Office for Williamson County, Tennessee.
8. Easement of record in Book 7061, page 100, Register's Office for Williamson County, Tennessee.