BILL GARRETT, Davidson County
Trans:T20090050412 DEEDWARR
Recvd: 07/27/09 10:44 2 pgs
Fees:13.00 Taxes:851.00
20090727-0070069

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Amtrust Bank, **a federal savings bank** (the "Grantor"), 200 Amtrust Bank Plaza, 1801 East Ninth Street, Cleveland OH 44114, which claims title by or through of the records of Cuyahoga County, OH for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration received from Christopher M. Goff and Megan M. Goff, husband and wife, its successors and / or assigns as their respective interests may appear (the "Grantee"), does GIVE, GRANT, BARGAIN, SELL and CONVEY unto said Grantee, the Grantee's heirs, legal representatives, successors and assigns the real property located in Davidson County, Tennessee particularly described as follows:

KNOWN AS: 3032 Brookview Forest Dr Nashville, TN 37211
LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING Lot 9, BROOKVIEW FOREST, PHASE 1, as shown on plat of record in Instrument No. 200307160099526, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Amtrust Bank by Warranty Deed from James Richardson and Belyn Richardson recorded March 2, 2009 in instrument No. 20090302-0017636, in the Register's Office, Davidson County, Tennessee.
Parcel ID NO 180040B00900CO

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, the Grantee's heirs, legal representatives, successors and assigns forever.
And the Grantor covenants with the Grantee that Grantor is well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and has good right to bargain and sell the same in manner and form as above written, and represents and warrants that the same are free from all liens, claims and encumbrances created by or through Grantor, except for real estate taxes and assessments, general and special, which are a lien but not yet due and payable, and any and all other liens, claims and encumbrances created by or through Grantee, and that Grantor will warrant and defend said premises, with the appurtenances thereunto belonging, to the said Grantee, their heirs, legal representatives, successors and assigns, against all lawful claims and demands made by any person claiming by or through Grantor, except as aforesaid.

IN WITNESS WHEREOF, Grantor has signed and acknowledged this Limited Warranty Deed as of 07/24/09

Signed and Acknowledged
in the Presence of:

Sharon A Jones
SHARON A JONES

Tera King
Tera King

Amtrust Bank, a federal savings bank

Robert P Gillespie, Executive Vice President

State of Ohio)
) SS:
County of Cuyahoga)

Before me, a Notary Public in and for County and State, on this 24th day of July 2009, personally appeared the above named Robert P. Gillespie Executive Vice President of Amtrust Bank, a federal savings bank, who acknowledged to me that, with due authorization and as such officer, he did sign the foregoing instrument of said federal savings bank, and that the same was his free act and deed, individually and as such officer, and the free act and deed of said federal savings bank.

(SEAL)

This instrument Prepared By:
Amtrust Bank
200 Amtrust Bank Plaza
1801 East Ninth Street
Cleveland OH 44114

Notary Public Sharon A Jones
My Commission expires on ____
SHARON A. JONES
Notary Public, State of Ohio
My Commission Expires May 7, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $230,000.00.

Affiant

Sworn to and subscribed before me this the 24th day of July, 2009.

Notary Public

My commission expires: 9-19-09

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:

3032 Brookview Forest Drive
Nashville, TN 37211

Send Tax Bills To:

Pinnacle National Bank
211 Commerce Street, #300
Nashville, TN 37201