THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10020082** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $174,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Adam Faile and Charity Faile 7485 Harrow Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-02-0-110.00

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, **Kristi M. Gooden and Ted Eric Gooden wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Faile and wife, Charity Faile** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the plan of Cross Timbers, Section 3, of record in Book 4175, Page 21, Register's Office for said County. Said Lot No. 156 fronts 88.0 feet on the southerly margin of Harrow Drive and extends back 165.8 feet on the easterly line and 161.2 feet on the westerly line to a dead line in the rear, measuring 77.22 feet thereon. Being the same property conveyed to Kristi M. Gooden and Ted Eric Gooden, wife and husband by Warranty Deed from Earl R. Brawner, Jr. and Gail S. Brawner, husband and wife, recorded on the 7th day of April, 2003 in Instrument No. 20030407-0046032, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, CROSS TIMBERS, as recorded in Plat Book 4175, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4242, Page 758.

This is improved property located at 7485 Harrow Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20100023124 DEEDWARR
Recvd: 04/19/10 15:38 2 pgs
Fees:13.00 Taxes:643.80
20100419-0029414

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 this 15th day of April, 2010.

Kristi M. Gooden

Ted Eric Gooden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristi M. Gooden and Ted Eric Gooden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County