WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100023722 DEEDWARR
Recvd: 04/21/10 13:43 2 pgs
Fees:13.00 Taxes:351.50
20100421-0030175

LORI T. WOMBLE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH day of April, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/16/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Yates (NAME)	Proficio Mortgage Ventures, LLC (NAME)	108070B03800CO
139 N. Timber Drive (ADDRESS)	105 E. Robinson Street, Suite 220 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Orlando, FL 32801 (CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Michael Andrew Goodson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John A. Yates**, 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 Unit No. 38, TIMBER LAKE CONDOMINIUM, as established under Master Deed of record in Book 6549, Page 475, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit..

Being the same property convey to Michael Andrew Goodson by Warranty Deed from Jeannie Johnson, dated December 29, 2006, and of record in Instrument No. 20070105-0002183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 139 N. Timber Drive, Nashville, TN 37214

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, has 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.

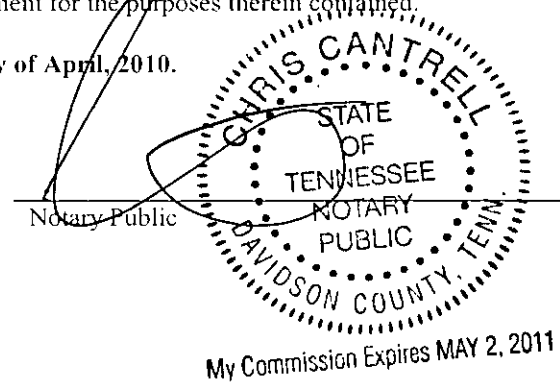
Witness our hands this 14th say of April, 2010.

Michael Andrew Goodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Michael Andrew Goodson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14TH day of April, 2010.**



Notary Public

My commission expires: _____

My Commission Expires MAY 2, 2011