RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4801 HILLSBORO ROAD, STE 306
NASHVILLE, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Chris Lind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2010.

Tonya B Cherry
Notary Public
MY COMMISSION EXPIRES:
File No. G10-0496D

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21 2013

BILL GARRETT, Davidson County
Trans:T20100024956 DEEDWARR
Recvd: 04/27/10 10:37 2 pgs
Fees:13.00 Taxes:647.50
20100427-0031742

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sara M. McManigal, unmarried (NAME)	SA Mortgage Services, LLC dba Birchfield Home Mortgage (NAME)	82-8-374
1000 Chicamauga (STREET ADDRESS)	1620 Gateway Blvd., Ste 101 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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 HEREBYACKNOWLEDGED, WE, **Kevin Gootee and Beverly Gootee, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sara M. McManigal, unmarried,** 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 Lot No. 1 on the plan of EAST WOOD ADDITION OF DR. E.T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND LT. BAXTER LANDS, as shown by plat of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kevin Gootee and Beverly Gootee, husband and wife from Nathan Pohl, unmarried, by Deed dated August 5, 2009, as Instrument No. 200908190078058, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1000 Chicamauga, Nashville, TN 37206.

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, have 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. Whenever 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/our hand(s) this 23rd day of April, 2010.

Kevin Gootee
Kevin Gootee

April 23, 2010
Date

Beverly Gootee by Kevin Gootee P.O.A.
Beverly Gootee

April 23, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kevin Gootee and Beverly Gootee, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of April, 2010.

My Commission Expires: 9/10/12

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kevin Gootee, Power of Attorney for Beverly Gootee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Power of Attorney of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of April, 2010.

My Commission Expires: 9/10/12

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066