Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Goad and Leisa A. Hammett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillipa Lavacot**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey A. Goad and Leisa Ann Hammett-Goad as tenants in common by deed from Centex Real Estate Corporation dated December 27, 1993 of record in Book 9205, Page 871, Register's Office for Davidson County, Tennessee and by Final Decree of Divorce filed in Docket No. 4D-2251, Eighth Circuit Court for Davidson County, Tennessee. Leisa Ann Hammett-Goad is now known as Leisa A. Hammett.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5157 Millbrook Drive, Nashville TN, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20100038093 DEEDWARR
Recvd: 06/22/10 15:05 2 pgs
Fees:13.00 Taxes:749.44
20100622-0048823

WITNESS THE EXECUTION HEREOF this 11th day of June, 2010.

Jeffrey A. Goad
By Leisa A. Hammett, Attorney in fact

Leisa A. Hammett

State of Tennessee)
County of Davidson)

On this the 11th day of June, 2010, before me personally appeared Leisa A. Hammett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey A. Goad and acknowledged that such person executed the same as the free act and deed of Jeffrey A. Goad.

Notary Public

My commission expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

On this 11th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leisa A. Hammett, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 202,550.00.

X Phillipa Lavacot
Affiant

Sworn and subscribed before me on this the 11th day of June, 2010.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Phillipa Lavacot 5157 Millbrook Drive Nashville, TN 37221	same	155-15A-111CO