BILL GARRETT, Davidson County
Trans: T20100071219 DEEDWARR
Recvd: 11/09/10 13:39 2 pgs
Fees: 13.00 Taxes: 462.13
20101109-0090010

WARRANTY DEED

R-VRES-10-3801

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Ford	Bank of America, NA	
3801 Burrus Street	(NAME) 9000 Southside Blvd., Bldg 600	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Jacksonville, FL 32256	61-14-117.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GOOD NEIGHBOR PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA FORD AND CHRISTOPHER RANKHORN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE SOUTHEAST PART OF LOT NO. 73 ON THE MAP OF MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 73 FRONTS 60 FEET ON THE WEST SIDE OF BURRUS STREET OR AVENUE AND EXTENDS BACK BETWEEN LINES 133.6 FEET, MORE OR LESS, ON THE NORTH LINE AND 125.0 FEET, MORE OR LESS, ON THE SOUTH LINE (SAID SOUTH LINE ALONG NORTH MARGIN OF GILLOCK STREET) TO A DEAD LINE IN THE REAR, MEASURING 60.6 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JUSTIN M. AMARAL AND LAURA J. AMARAL, HUSBAND AND WIFE TO GOOD NEIGHBOR PROPERTIES, LLC AS RECORDED ON THE 10TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100610-0045250 AND WARRANTY DEED FROM ESTATE OF HELEN SUE PARSONS TO JUSTIN M. AMARAL AND LAURA J. AMARAL, HUSBAND AND WIFE AS RECORDED ON THE 10TH DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100610-0045249, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 174; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3801 Burrus Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 5th day of November, 2010.

Good Neighbor Properties, LLC

BY: _____
Laura J. Amaral, Member

BY: _____
Justin M. Amaral, Member

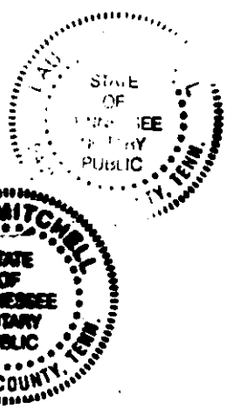
STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of November, 2010, before me personally appeared Laura J. Amaral and Justin M. Amaral, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Members of Good Neighbor Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2010.

_____
Notary Public

My Commission Expires: 5/20/14



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903