THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 8422044

BILL GARRETT, Davidson County
Trans:T20110007408 DEEDWARR
Recvd: 02/04/11 09:56 4 pgs
Fees:27.00 Taxes:0.00
20110204-0010070

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Ian B. Bodell Suzanne H. Bodell 823 Maxwell Court Nashville, TN 37220	Same	Parcel ID: 14606005900

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, IAN B. BODELL and SUZANNE H. BODELL, by these presents hereby convey the property described on Exhibit A hereto to JAMES C. GOOCH, his heirs and assigns.

AND JAMES C. GOOCH in order to create a tenancy in common does hereby convey the said property to IAN B. BODELL and wife, SUZANNE H. BODELL, as equal tenants in common, their heirs and assigns.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 823 Maxwell Court, Nashville, Tennessee.

Said property is conveyed subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, and amended in Book 8259, page 498; By-Laws of record in Book 6833, page 604 and in Book 6833, page 620; Charter for Treemont Homeowners' Association of record in Book 6833, page 617 and in Book 6840, page 509, any and all matters shown on plat of record in Plat Book 6250, pages 895 through 897; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. All grantors covenant that, subject to the matters set forth above, they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

All grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to said land to the respective grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(iii).

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 31st day of January, 2011.

IAN B. BODELL

SUZANNE H. BODELL

JAMES C. GOOCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, IAN B. BODELL and SUZANNE H. BODELL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2011.

Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES C. GOOCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 2011.

Debra J. LaForge
Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Treemont, as shown by plat appearing of record in Plat Book 6250, pages 895 through 897, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ian B. Bodell and wife, Suzanne H. Bodell, by Warranty Deed of record in Instrument DB-20040505-0050941, Register's Office of Davidson County, Tennessee.

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