THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30099-06-2011** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me this 30th day of June, 2011. Notary Public My Commission Expires: 7.25.12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Travis Messina, 212 Leonard Avenue Nashville, TN 37205	**Send Tax Bills To:** ~~NEW OWNER~~ Pinnacle National Bank 150 3rd Ave So. Ste 900 Nashville TN 37201	**Tax Information:** Map and Parcel No.: 104 130 08200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Perry Butler Gooch and wife, Karen T. Gooch**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis Messina and wife, Mary Rumore Messina** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 212 Leonard Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20110040961 DEEDWARR
Recvd: 07/08/11 09:37 3 pgs
Fees:18.00 Taxes:1960.63
20110708-0052305

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2011.

Perry Butler Gooch

Karen T. Gooch

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Perry Butler Gooch and Karen T. Gooch**, 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, at office, this 30th day of June, 2011.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of the Berger Home Place on the map of Myrtle Wood Subdivision, as of record in Book 547, page 106, Register's Office for said county, and being known as Lot No. 4 on the map of R. K. Smith's Subdivision of said Berger property, and shown on a copy of a plat which is of record in connection with a sewer line easement plan in Book 1730, page 6, said Register's Office.

Said Lot No. 4 fronts on the easterly side of Leonard Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Diane N. Bates and Perry B. Gooch, both unmarried, as joint tenants with the right of survivorship, by deed dated July 24, 2000, from Kevin M. Doherty and wife, Hilary S. Doherty, of record in Instrument No. 20000725-0073443, Register's Office for Davidson County, Tennessee. Being further conveyed to Perry Butler Gooch by quitclaim deed from Diane Nicole Bates Gooch in Instrument No. 20030715-0098759, Register's Office for Davidson County, Tennessee. Perry B. Gooch and Perry Butler Gooch are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 547, page 106, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1730, page 6, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 1730, page 6, Register's Office for Davidson County, Tennessee.

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483