File No. 110281

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES November 7, 2011

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tasha L. Goddard | PrimeLending ~~Tasha L. Goddard~~ | 07512002500 |
| (NAME) | (NAME) | |
| 600 Belgium Drive | 18111 Preston Rd Ste 900 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Dallas Tx 75252 | |
| (CITY) (STATE) (ZIP) | (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 HEREBY ACKNOWLEDGED, WE, Jeffrey A. Taylor Jr. and Carly Taylor, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tasha L. Goddard, a single woman, 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. 363 on the plan of Highlands of Tulip Grove Section 3 of record in Book 4675, Page 140, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey A. Taylor, Jr. by deed from Pennie M. Marlin and husband, Michael P. Marlin, dated March 28, 2008 of record in Record in Instrument No. 20080417-0039215, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 600 Belgium Drive, Hermitage, TN 37076

(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 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. 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:T20110044021 DEEDWARR
Recvd: 07/21/11 09:51 2 pgs
Fees:13.00 Taxes:499.50
20110721-0055823

File No. 110281
Witness our hands this 7th day of July, 2011.

Jeffrey A. Taylor Jr.

Carly Taylor

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Taylor, Jr. and Carly Taylor, the bargainor(s), 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 this 7th day of July, 2011.

Commission expires: 12/23/2014

Notary Public

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER