WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan C. Lybarger	Wells Fargo Bank, N.A.	Map 147-05
(NAME)	(NAME)	
307 Edgeview Drive	10401 Deerwood Park Blvd	Parcel 38.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **SARA GOODE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN C. LYBARGER AND ELIZABETH M. LYBARGER, HUSBAND AND WIFE,** 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. 224 on the Plan of Caldwall Hall, Section 1, Revised, as of record in Book 2900, pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William B. Goode and wife Sara Goode by deed from Annie Mai Wilkes Carter and sister, Margaret C. Wilkes, of record in Book 4079, page 116, Register's Office for Davidson County, Tennessee, dated November 17, 1966. The said William B. Goode having since died, vesting title solely in Sara Goode as the surviving tenant by the entirety.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Book 2900, pages 57, 58 and 59, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 307 Edgeview Drive, Nashville, Tennessee 37211

(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:T20110052712 DEEDWARR
Recvd: 08/26/11 10:44 2 pgs
Fees:13.00 Taxes:440.30
20110826-0066093

Witness my hand this 24th day of August, 2011.

Sara Goode by
Donna Goode Grubbs,
Atty in Fact

Sara Goode
By Donna Goode Grubbs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of August, 2011, before me personally appeared Donna Goode Grubbs, to me known to be the person who executed the foregoing instrument on behalf of Sara Goode and acknowledged that she executed the same as the free act and deed of Sara Goode.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011