BILL GARRETT, Davidson County
Trans:T20110070012 DEEDWARR
Recvd: 11/07/11 09:59 4 pgs
Fees:23.00 Taxes:414.40
20111107-0086712

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Stacey Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHONDA GOODWIN	Same address as	**075-12-0C-058.00 CO**
(NAME)	(NAME)	
753 TULIP GROVE ROAD #1202	new owner	
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID ALEX MCCOLLUM, JOHN W. HURD, JR. AND KEVIN ALLEN HURD, BEING ALL THE HEIRS AT LAW OF GWEN FORD HURD, A/K/A GWEN F. HURD,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHONDA GOODWIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 1202, Brookside Park Townhomes, Phase Two, A Horizontal Property Regime with Private Elements, of record in Instrument No. 200010100100359, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gwen F. Hurd by deed from NVR, INC., of record in Instrument No. 20010406-0034070, dated March 30, 2001, Register's Office for Davidson County, Tennessee. Gwen Ford Hurd a/k/a Gwen F. Hurd died January 22, 2011 leaving as her sole heirs at law DAVID ALEX MCCOLLUM, JOHN W. HURD, JR. AND KEVIN ALLEN HURD.

See Affidavit of Heirship as to the Heirs at Law of Gwen Ford Hurd of record as Instrument No. 20111003-0076474, said Register's Office.

This conveyance is subject to all matters of record in Instrument No. 20001010-0100359; Declaration of Covenants, Conditions and Restrictions of record in Book 11653, page 251, Instrument No. 20000718-0070532, and Instrument 20010212-0013362, said Register's Office; By-Laws of record in Book 11653, page 273, HOA Charter of record in Book 11653, page 248, said Register's Office; Easement to Metro Government of record in Book 4126, page 977, said Register's Office, and any and all other easements, conditions and restrictions which may be of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **753 TULIP GROVE ROAD, UNIT 1202, 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.

Witness our hands this 28th day of September, 2011.

JOHN W. HURD, JR.

DAVID ALEX MCCOLLUM

KEVIN ALLEN HURD

STATE OF MARYLAND
~~COUNTY~~ OF Baltimore City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN W. HURD, JR.**, the 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 Baltimore, Maryland this 28th day of September, 2011.

My Commission expires: 9/1/2013

Notary Public

STATE OF_____
COUNTY OF_____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID ALEX MCCOLLUM,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this_____ day of _____, 2011.

My Commission expires:_____

Notary Public

STATE OF_____
COUNTY OF_____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN ALLEN HURD,** the 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 _____,_____this_____ day of _____, 2011.

My Commission expires:_____

Notary Public c

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.

Witness our hands this 29 day of September, 2011.

JOHN W. HURD, JR.

DAVID ALEX MCCOLLUM

X _____
KEVIN ALLEN HURD

STATE OF MARYLAND
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN W. HURD, JR.**, the 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 _____, _____ this _____ day of _____, 2011.

My Commission expires: _____

_____
Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID ALEX MCCOLLUM,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____ this _____ day of _____, 2011.

My Commission expires: _____

_____
Notary Public

STATE OF Tenn
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN ALLEN HURD,** the 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 Cross Stacked Bones this 29 day of Sept, 2011.

My Commission expires: 06/25/2015

_____
Notary Public

SHERRY DAVENPORT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

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.

Witness our hands this 3rd day of October, 2011.

JOHN W. HURD, JR.

DAVID ALEX MCCOLLUM

KEVIN ALLEN HURD

STATE OF MARYLAND
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN W. HURD, JR.**, the 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 _____, _____this_____ day of _____, 2011.

My Commission expires:_____

_____
Notary Public

STATE OF Arkansas
COUNTY OF Saline

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID ALEX MCCOLLUM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Benton, Arkansas this 3RD day of October, 2011.

My Commission expires: Jan. 13, 2021

_____
Notary Public

ANDREW BAKA
MY COMMISSION # 12380289
EXPIRES: January 13, 2021
Saline County

STATE OF_____
COUNTY OF_____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN ALLEN HURD**, the 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 _____,_____this_____ day of _____, 2011.

My Commission expires:_____

_____
Notary Public

After Recording Return To:
Limestone Title and Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027