STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2012.

Notary Public

My commission expires: 01/07/2013

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120019744 DEEDWARR
Recvd: 03/19/12 14:23 2 pgs
Fees:13.00 Taxes:1239.50
20120319-0023254

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Owen Goodman **Christy Michelle Goodman**	Pinnacle National Bank	**Map 155, Group 16-0-A,** **Parcel 362.00CO**
6549 Buttercup Drive	150 3rd Avenue S., #900	
Nashville, TN 37221	Nashville, TN 37201	

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 ACKNOWLEDGE, WE,

Jeffrey E. Runion and Donna W. Runion, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Owen Goodman and Christy Michelle Goodman, 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. 362 on the Plan of Traceside, Section 11, of record in Plat Book 11700, page 59 thru 61 and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jeffrey E. Runion and Donna W. Runion, husband and wife, by Warranty Deed, from Centex Homes, a Nevada General Partnership, of record in Instsrument No. 20020130-0013039, dated January 24, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20000922-0094253, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9236, page 504 and amended in Book 9435, page 493 and Book 9677, page 675, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plats of record in Book 7900, page 705 and Book 11700, pages 59 thru 61, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 3533, page 299, Register's Office for DAVIDSON County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 9306, page 279, Register's Office for DAVIDSON County, Tennessee.
Article of Incorporation of Home Owners Association of record in Book 9668, page 894, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9668, page 899, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to Lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.

Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6549 Buttercup Drive, Nashville, TN 37221.

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 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 my/our hand(s) this 15th day of March, 2012.

Jeffrey E. Runion

Donna W. Runion by Jeffrey E. Runion Attorney-in-Fact

Donna W. Runion
By: Jeffrey E. Runion, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey E. Runion, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey E. Runion with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Donna W. Runion for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Donna W. Runion and is authorized by Donna W. Runion to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of March, 2012.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

File #: **120113JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027