WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
MTLC Investments, LLC	NEW OWNER	Parcel ID:
22 Sugarbush		135160B07000
Aliso Viejo, CA 92656-2152		

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

Jonathan Ray Goldsberry and wife, Rachael D. Goldsberry, a/k/a Rachel D. Goldsberry

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
MTLC Investments, LLC
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 Unit 70 on the Plan of Woodridge at Nashboro Village, Nashboro Village, Tract 11, a Private Element Horizontal Property Regime, located on Flintlock Road, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions for Woodridge at Nashboro Village, a Horizontal Property Regime with Private Elements, of record in Instrument 20021104-0134724 and as amended in Instrument 20030610-0080281, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Jonathan Ray Goldsberry and wife, Rachel D. Goldsberry, a/k/a Rachael D. Goldsberry by deed from Franklin Iweorah, of record in Instrument 20071107-0131322, dated October 19, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200211040134724; Instrument 200306100080281; Instrument 200505200056888; and Instrument 200211200143949, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021104-0134724 and amended in Instrument 20030610-0080281; and (3) Easement to Metro of record in Instrument 200208200100403, said Register's Office.

Rachel D. Goldsberry and Rachael D. Goldsberry being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 542 Flintlock Ct., Nashville, TN 37217

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 11th day of April, 2012.

4-11-12
Jonathan Ray Goldsberry

Rachael D. Goldsberry 4-11-12
Rachael D. Goldsberry

BILL GARRETT, Davidson County
Trans:T20120026963 DEEDWARR
Recvd: 04/13/12 09:38 2 pgs
Fees:13.00 Taxes:333.00
20120413-0031592

STATE OF INDIANA
COUNTY OF Pike

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Ray Goldsberry and Rachael D. Goldsberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Jasper, Indiana, this 11 day of April, 2012.

My Commission Expires: 2/2/2019 Angela D Sorgius
Notary Public

