RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120029158 DEEDWARR Recvd: 04/23/12 08:43 2 pgs Fees:13.00 Taxes:421.43 20120423-0034681

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010547

MAP - PARCEL NO: 096-13-0119.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
U.S. Bank 3180 Rider Trail South Earth City MO 63045	Monica Goodman 2867 Lyncrest Dr Nashville TN 37214	U.S. Bank

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **REYNALDO RODRIGUEZ and wife, BERTHA RODRIGUEZ**, have bargained and sold and by these presents do transfer and convey unto **MONICA GOODMAN**, her heirs and assigns forever, the following described property, to wit:

That certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit: Being Lot No. 13 on the Plan of Twin Lawn, Section Two, of record in Book 2854, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reynaldo Rodriguez and wife, Bertha Rodriguez by deed from United Guaranty Residential Insurance Company, of record in Instrument No. 20090211-0011981, Register's Office for Davidson County, Tennessee, dated November 19, 2008 and recorded February 11, 2009.

This is improved property known as 2867 Lyncrest Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 2854, page 44, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 16th day of April, 2012.

REYNALDO RODRIGUEZ

BERTHA RODRIGUEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REYNALDO RODRIGUEZ and BERTHA RODRIGUEZ**, 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 seal, at office, on this 16th day of April, 2012.

My Commission Expires:
12-18-12

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$113,900.00**.

Affiant

SWORN TO and subscribed before me on this 16th day of April, 2012.

My Commission Expires:
5/8/2012

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires