THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20120057175 DEEDWARR
Recvd: 08/02/12 13:59 2 pgs
Fees:13.00 Taxes:823.25
20120802-0068635

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $222,500.00.

x Terry L. Goodman
Affiant

Sworn and subscribed before me this 1 day of August, 2012.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ADDRESS - NEW OWNER
Dan Thomas Harper
4505 Utah Ave.
Nashville, TN 37209

SEND TAX BILLS TO:
same

MAP/PARCEL NUMBER:
Map 104-1
Parcel 218

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Terry L. Goodman, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Dan Thomas Harper**, unmarried, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the Redivision of Lots 92 and 93 on the Plan of part of West Grove Subdivision, as of record in Book 6050, Page 578, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by Timothy Mark Donlon, Donlon Land Surveying, LLC, RLS #2297, dated June 14, 2012, as follows:

BEGINNING at an iron pin set in the west right-of-way of 38th Avenue North, being the northeast corner of the herein described tract of land conveyed to Terry L. Goodman of record in Book 10402, Page 788 in the Register's Office for Davidson County, Tennessee and also being the southeast corner of property conveyed to Patricia Holdridge Beraudo by Quitclaim Deed of record as Instrument No. 201107220056352, said Register's Office; thence with the right-of-way of 38th Avenue North, South 08° 04' 19" West 59.66 feet to an pk nail found at the northeast corner of property conveyed to Lisa Bashinsky of record as Instrument No. 200404210045399, said Register's Office; thence leaving said right-of-way, North 82° 28' 34" West 159.94 feet to an iron pin found in the east right-of-way of Alley #1186; thence with the right-of-way of said alley, North 08° 05' 52" East 59.72 feet to an iron pin found; thence leaving said right-of-way, South 82° 27' 23" East 159.92 feet to the point of beginning containing 9545.5 square feet or 0.22 acres, more or less.

Being the same property conveyed to Terry L. Goodman, unmarried, by deed from Dennis E. Morgan, unmarried, of record in Book 10402, page 788, Register's Office for Davidson County, Tennessee.

Phillip Wheeler, husband of Terry L. Goodman, executes this deed to convey any and all interest he may have in the above-described property.

This is improved property known as 221 38th Avenue, North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 1 day of August, 2012.

TERRY L. GOODMAN **PHILLIP WHEELER**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Terry L. Goodman and Phillip Wheeler**, the Bargainer, 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 official seal this 1 day of August, 2012.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14