ADDRESS NEW OWNER:
Thomas W. Goad, Jr.
Cynthia W. Goad
7416 River Bend Circle
Nashville, TN 37221

SEND TAX BILL TO:
First State Bank
7114 Highway 70, South, Suite 105
Nashville, TN 37221

MAP & PARCEL NOS.:
141-12-0 C 70 CO

BILL GARRETT, Davidson County
Trans:T20120060007 DEEDWARR
Recvd: 08/13/12 12:23 2 pgs
Fees:13.00 Taxes:919.45
20120813-0072158

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Paul Campbell, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Thomas W. Goad, Jr. and Cynthia W. Goad, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 70 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, Page 504 and 505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Janet E. Pruitt, a single person, from Laurel Street Contruction [sic] Co., by Warranty Deed recorded on June 9, 1989, in Book 7861, Page 509, Register's Office for Davidson County, Tennessee. The said Janet E. Pruitt conveyed her interest in said property to James Paul Campbell by Quitclaim Deed recorded on March 18, 2004, in Instrument No. 20040316-0029840, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed contained an insufficient legal description. See Quitclaim Deed from Janet E. Fox FKA Janet E. Pruitt, an unmarried person, to James Paul Campbell recorded simultaneously herewith in Instrument No. 20120813-0072158, said Register's Office. Janet E. Fox is one and the same person as Janet E. Pruitt.

This is property with a common address of **7416 River Bend Circle, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 504 & 505, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Book 7112, Page 481; Book 7308, Page 805; Book 7308, Page 808; Book 7336, Page 15; and Book 7549, Page 893, said Register's Office; (4) By-Laws in Book 7347, Page 643, said Register's Office; (5) Charter for Homeowners Association in Book 7347, Page 636; Book 8179, Page 869; and Book 9359, Page 153, said Register's Office.

The subject property is conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of August, 2012.

James Paul Campbell by James A. Campbell attorney in fact

James Paul Campbell by James A. Campbell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August 2012, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James A. Campbell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of James Paul Campbell, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Land recorded in Instrument No. ★ in said Register's Office.

Witness my hand and official seal at office, this 10th day of August 2012.

★ 20120813-0072157

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1207-135

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $248,500.00.

Affiant

Subscribed and sworn before me this 10th day of August, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013