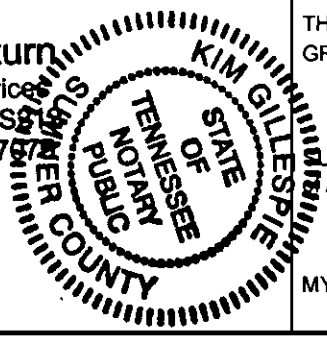
WARRANTY DEED

Record and Return
Tennessee Title Services
131 Saundersville Rd Ste 1
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2012.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: 10-23-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary R. Goodloe	Sumner Bank & Trust	064080A09600CO
(NAME)	(NAME)	
1824 Woodland Farms Court	967 A Grassland Place	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Samuel Paul Vann III and Kimberly L. Vann, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary R. Goodloe, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 58 on the Plan of Section Three, Merritt Downs of record in Instrument No: 200406290076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Paul Vann, III and Kimberly L. Vann, husband and wife by Deed from Beazer Homes Corp., a Tennessee Corporation, dated 09/30/2005 and filed for record on 10/05/2005 in Instrument 200510050119717, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200406290076758, said Register's Office.

Restrictions of record in Instrument 200106040057881, said Register's Office.

Restated and Amended Restrictions of record in Instrument 200107020069864, as amended of record in Instrument 200407160085315, said Register's Office.

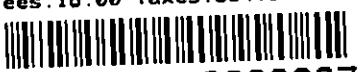
By-Laws of record in Instrument 200106080060786, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.

Charter of record in Instrument 200106080060785, said Register's Office.

Charter of record in Instrument 200111270129417, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120068631 DEEDWARR
Recvd: 09/12/12 13:40 3 pgs
Fees:18.00 Taxes:884.30



20120912-0082807

File No.: 01288-10245
SMG TN Warranty Deed

Quitclaim Deed to The Homeowner's Association of record in Instrument 200407160085316, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1824 Woodland Farms Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 23rd day of August, 2012.

Samuel Paul Vann III

Kimberly L. Vann by Leslie Dawn Poe, her attorney in fact
Kimberly L. Vann by Leslie Dawn Poe atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Paul Vann III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of August, 2012.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 23rd day of August, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Leslie Dawn Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Kimberly L. Vann, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No 20120912-0082806, Register's Office of Davidson County, Tennessee.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122