When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071492 DEEDWARR
Recvd: 09/21/12 15:24 2 pgs
Fees:13.00 Taxes:691.90
20120921-0086218

Sumner reg/notary

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $187,000.00. ✓

Affiant

Subscribed and sworn to me on September 14, 2012.

NOTARY PUBLIC

My Commission Expires: 9/22/14

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James A. Ladd 7142 Riverfront Drive Nashville, TN 37221	Bank of America P.O. Box 961291 Fort Worth, TX 76161-0291	126-16-0A/389.00Co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey T. Goodson and wife, Crystal E. Goodson, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto James A. Ladd, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot Number 444 on the Plan of Final Plat Riverwalk Phase 3A as shown on plat of record in Instrument No. 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed by Warranty Deed dated June 15, 2007 from John A. H. Clark and wife, Ashley Clark, to Jeffrey T. Goodson, unmarried and Crystal E. Smith, unmarried, as tenants by the entirety with right of survivorship, of record as Instrument No. 20070618-0072740, Register's Office for Davidson County, Tennessee.
>
> Crystal E. Smith has since married and is now known as Crystal E. Goodson.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Jeffrey T. Goodson

Crystal E. Goodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2012, before me, the undersigned Notary Public, personally appeared Jeffrey T. Goodson and Crystal E. Goodson, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this 14th day of September, 2012.

Notary Public
My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON