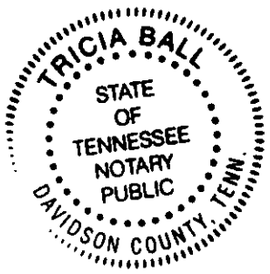
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$160,000.00~~

Affiant

Subscribed and sworn to before me this 28th day of September, 2012

Notary Public

My Commission expires: 9/8/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey Allen Goad	Guaranteed Rate, Inc.	143010A223000CO
223 Windsor Terrace Drive	3940 N. Ravenswood Avenue	
Nashville, TN 37221-2277	Chicago, IL 60613	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Karen D. Fultz, unmarried** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Allen Goad**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 223 on the plan of Windsor Terrace Condominiums, Phase II, Tract B of record as Exhibit "C" to an Amendment to Master Deed which amendment is of record in Book 7435, page 667, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen D. Fultz, a single person by Warranty Deed from Wanda C. Lineberry Pfahl and spouse, Daniel Pfahl dated 5/15/92 of record in Book 8629, page 312, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, which are not due and payable until 10/1/12.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, page 869, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7436, page 667, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7168, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as: **223 Windsor Terrace Drive, Nashville, TN 37221-2277**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 28, 2012.

Karen D. Fultz
Karen D. Fultz

BILL GARRETT, Davidson County
Trans:T20120074697 DEEDWARR
Recvd: 10/02/12 15:59 2 pgs
Fees:13.00 Taxes:592.00
20121002-0090108

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen D. Fultz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2012

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY