FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$77,250.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 25, 2012.** Notary Public MY COMMISSION EXPIRES: 1/20/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120084530 DEEDWARR
Recvd: 11/05/12 15:01 2 pgs
Fees:13.00 Taxes:285.83
20121105-0101960

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**12-0457**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer B. Goddard	**Regions Bank d/b/a Regions Mortgage**	**043-13-0-432.00**
(NAME) **608 Forest Park Court**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Madison,TN 37115**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carolene Lewis, a widowed woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer B. Goddard, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 12 of the Resubdivision of Lots 37 and 38 and part of Lots 39, 40 and 41, Block I on the Plan of Forest Park Subdivision at Madison, Section 2, as of record in Plat Book 8250, Page 869, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carolene Lewis, a widowed woman by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded on July 10, 2012 in Instrument No. 20120710-0060502; said property previously conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed from Bernadette Bradford, a single woman, unmarried recorded on April 16, 2012 in Instrument No. 20120416-0032314; said property previously conveyed to Bernadette Bradford, unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development recorded on March 22, 2007 in Instrument No. 20070322-0034830, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **608 Forest Park Court, Madison, TN 37115**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **October, 2012**.

Carolene Lewis

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carolene Lewis**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **October, 2012**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY