ADDRESS NEW OWNER:
James M. Abernathy
204 Belle Chasse Court
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120086791 DEEDWARR
Recvd: 11/14/12 10:32 2 pgs
Fees:13.00 Taxes:647.50
20121114-0104734

MAP & PARCEL NOS.:
155-03-0 A 2 CO

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, **Thomas W. Goad, Jr. and Cynthia W. Goad, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James M. Abernathy and wife, Holly M. Abernathy** (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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Rolling River Estates, Section 1, as of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Thomas W. Goad, Jr., and wife, Cynthia W. Goad, from David T. Shelby and wife, Dianne K. Shelby, by Warranty Deed recorded on June 4, 1993, in Book 8971, Page 808, Register's Office for Davidson County, Tennessee.

This is property with a common address of **204 Belle Chasse Court, 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 paid by the Grantors; (2) All matters appearing on the Plan of record in in Book 4860, Page 27, Register's Office for Rutherford County, Tennessee; (3) Restrictive Covenants of record in Book 4892, Page 689, said Register's Office; (4) By-Laws in Book 4892, Page 679, said Register's Office; (5) Charter for Homeowners Association in Book 4892, Page 671, and Book 8276, Page 552, said Register's Office.

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 31st day of October, 2012.

Thomas W. Goad, Jr.

Cynthia W. Goad

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas W. Goad, Jr. and Cynthia W. Goad, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **October 2012.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-2013 My Commission Expires MAY 6, 2013

File No. 1210-241

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is ~~$187,900.00~~ $175,000.00

Affiant

Subscribed and sworn before me this 31st day of October 2012.

Notary Public
My Commission Expires: 10.11.15

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY