WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/12 14:10 2 pgs
Fees:13.00 Taxes:236.80
20121121-0107617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of October, 2012.

Notary Public
My Commission expires: 1-6-14
(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:
Tim Matthew	New Owner	071-15-0-308.00
15425 El Capitan Real Lane		
El Cajon, CA 92021		

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, **Marcel D. Goodloe and Leslie D. Goodloe, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tim Matthew**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 106 on the Map of Sharpe & Horn's Second Addition to North East Nashville, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 106 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Marcel D. Goodloe and wife, Leslie D. Goodloe from Helen A. Goodloe, an unmarried woman by Deed on October 13, 2006, of record in Instrument Number 20061018-0129245, 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 in the estimated amount of $1,032.21 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-15-0-308.00, which are not due until 10/1/2013.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1209 Joseph Avenue, Nashville, TN 37207**

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 October 30, 2012.

Marcel D. Goodloe

Leslie D. Goodloe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marcel D. Goodloe and Leslie D. Goodloe, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2012

My commission expires 1-6-15

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY