This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 12/21/12 16:08 3 pgs
Fees:18.00 Taxes:518.00
20121221-0118097

WARRANTY DEED

THIS INDENTURE, made this 6th day of September, A.D., 20 12, by and between

Wayne C. Goodall and wife, Melanie N. Goodall

First Parties, and

Sean Bethune and wife Maegala Bethune
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 399, ON THE PLAN OF PRIEST LAKE PARK, SECTION 6, OF RECORD IN BOOK 5050, PAGE 22, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WAYNE C. GOODALL AND WIFE, MELANIE N. GOODALL BY DEED FROM MICHAEL A. SMITHFIELD AND WIFE, AMANDA W. SMITHFIELD, RECORDED ON APRIL 16, 2007, IN INSTRUMENT NO. 20070416-0045160, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OWNER:
Sean and Maegala Bethune
3749 Priest Lake Drive
Nashville, TN 37217

RESPONSIBLE TAXPAYER:
owners at Property Address

Property Address: 3749 Priest Lake Drive, Nashville, TN 37217

CLT # _____

MR-PA-238586

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X Melanie Goodall

Wayne C. Goodall Melanie N. Goodall

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Wayne C. Goodall and wife, Melanie N. Goodall , with whom I am personally acquainted, or 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, at office, this 06 day of September, 2012.

✓ Nicole Grisham Notary Public

My Commission Expires: 01/09/2016

NICOLE M GRISHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2016

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 140,000. Affiant _____

Subscribed and sworn to before me this 20th day of December, 2012.

My Commission Expires: Memorie White

9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 11-4-13 DAVIDSON COUNTY

My Commission Expires: 11-4-13