BILL GARRETT, Davidson County
Trans:T20130004651 DEEDWARR
Recvd: 01/17/13 08:17 2 pgs
Fees:13.00 Taxes:532.80
20130117-0005446

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of December, 2012, by and between First Kolb Properties, LLC, an Arizona Limited Liability Company, party of the first part, and Linda G Goforth, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot 117, Lake Town Park, Section 8, as shown on plat of record in Plat Book 7900, Page 467, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being all or part of the same property conveyed to First Kolb Properties, LLC by virtue of that certain Special Warranty Deed dated June 26, 2012, at Instrument No. 20120711-0060729 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

FIRST KOLB PROPERTIES, LLC,
an Arizona limited liability company

By: Conix Residential Investments, LLC, a
Delaware limited liability company
Its: Managing Member

By: Melissa Ahnemann
Its: Assistant Secretary

STATE OF Oregon
COUNTY OF Washington

Before me, a Notary Public of said County and State, personally appeared Melissa Ahnemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Asst. Sec. of First Kolb Properties LLC the within named bargainer, and that she as such Asst. Sec., executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Asst. Sec.

Witness my hand and seal, at office, this 12 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: March 19, 2014

OFFICIAL SEAL
ANGELA RENEE MOORE
NOTARY PUBLIC-OREGON
COMMISSION NO. 446116
MY COMMISSION EXPIRES MARCH 19, 2014

New Owner:

Property Owner & Address: Linda G Goforth
1616 Maple Timber Ct.
Antioch, TN 37013

Tax Parcel No 15011034900

Property Address: 1616 Maple Timber Ct
Antioch, TN 37013

MAIL TAX BILLS TO: Linda G. Goforth
1616 Maple Timber Ct.
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $144,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jam K. McCoy
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of December, 2012.

Kristi Howell
Notary Public

My Commission Expires: 4/20/15

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY