BILL GARRETT, Davidson County
Trans:T20130004986 DEEDWARR
Recvd: 01/17/13 14:48 2 pgs
Fees:12.00 Taxes:0.00
20130117-0005914

9.32

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0001HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2012

Virginia B. Jeffrey
Notary Public
Commission Expires: Nov. 23, 2015

VIRGINIA B. JEFFREY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

ENTERED
John C. Isbell
Property Assessor
FEB 24 2012
Davidson
Map__Gp__Ctl__Par__
CO.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven J. Goodie 202 Sailboat Drive Nashville, TN 37217	Same as New Owner	136-13-0-070.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Floyd Clarence Martin and wife, Beverly JoAnn Martin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven J. Goodie, an unmarried person

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:

BEING Lot No. 552 on the Plan of Edge-O-Lake Estates, Section 13, as of record in Book 4175, Page 33, Register's Office for said County. Said Lot No. 552 fronts 80 feet on the easterly side of Sailboat Drive, and extends back 149.98 feet on the southerly line and 154.40 feet on the northerly line to a dead line measuring 96.75 feet thereon.

BEING the same property conveyed to Floyd Clarence Martin and wife, Beverly Jo Ann Martin, by Warranty Deed from George L. Benz and wife, Betsy E. Benz, dated 9/30/70 and recorded 10/2/70 in Book 4449, Page 437, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 202 Sailboat Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	778062	Instrument #:	1004950
Rec'd:	10.00	Recorded	
State:	407.00	2/24/2012 at	9:32 AM
Clerk:	1.00	in Record Book	
Other:	2.00		3540
Total:	420.00	Pgs	423-424

B

Dated this the 22nd day of February, 2012.

Floyd Clarence Martin

Beverly JoAnn Martin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Floyd Clarence Martin and Beverly JoAnn Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 22nd day of February, 2012.

Notary Public
My Commission Expires: 10-23-12

(Notary Seal)