This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130008390 DEEDWARR
Recvd: 01/31/13 08:55 2 pgs
Fees:13.00 Taxes:547.60
20130131-0009923

ADDRESS NEW OWNER:
Phillip J. Westrick
1740 Stone Hollow Court
Hermitage, TN 37076

SEND TAX BILL TO:
Wells Fargo Bank, N.A.
101 North Phillips Ave.
Sioux Falls, SD 57104

TAX ID 064-16-0D-043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Andrew P. Goodman and wife, Bethany M. Goodman,** has this day bargained and sold, and does hereby transfer and convey unto **Phillip J. Westrick, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the Plan of Section One, Truxton Park of record in Instrument No. 20001026-0106272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew P. Goodman and wife, Bethany M. Goodman by Deed from Ginger C. Johnson, an unmarried person of record at Instrument No. 20050228-0021724, Register's Office for Davidson County, Tennessee, dated February 25, 2005 and recorded on February 28, 2005.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20001026-0106272, and Restrictions in Instrument No. 200010300107559, Instrument No. 20010522-0052910, Instrument No. 20010123-0009419, Instrument No. 20020506-0055597, Instrument No. 20020718-0086907, and Instrument No. 20001011-0100896, encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of January, 2013.

Andrew P. Goodman

Bethany M. Goodman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Andrew P. Goodman and Bethany M. Goodman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of January, 2013.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of January, 2013.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires