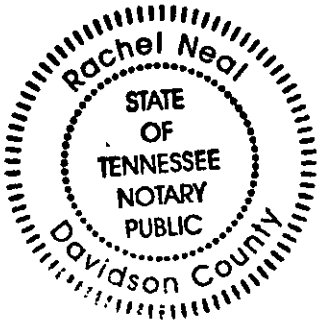
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of February 2013

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jodie Kay Goldade	New Owner	172150A24800CO
(NAME)	(NAME)	
2401 Rollett Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130014263 DEEDWARR
Recvd: 02/20/13 14:21 2 pgs
Fees:13.00 Taxes:869.50
20130220-0017049

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rebecca L. Brooks**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Jodie Kay Goldade, single woman hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Holt Woods, Section Thirteen, as of record in Plat Book 9700, Pages 598 and 599, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca A. Brooks by Deed from Carl B. Gibbs and wife, Terri A. Gibbs, dated 10/12/2001 and filed for record on 10/17/2001 in Instrument 200110170113323, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200112310145288. to correct the Grantee's middle initial to L.

This conveyance is subject to (1) All matters as set forth per Plat Book 9700, Page 598, Plat Book 9700, Page 599, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 9570, Page 22, as amended of record in Book 10800, Page 575, (3) By-Laws of record in Book 9570, Page 13, (4) Charter of record in Book 9570, Page 5, and (5) Quitclaim Deed to The Homeowner's Association of record in Instrument 200208070095356, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2401 Rollett Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-12658
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 my hand this 24 day of January, 2013.

Rebecca Brooks

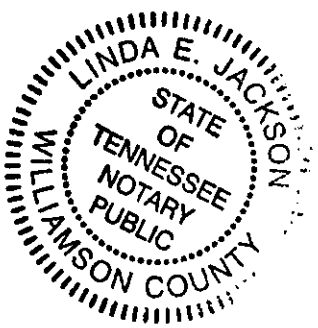
Rebecca L. Brooks

State of TN
County of Davidson

Personally appeared before me Rebecca L. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24 day of January, 2013

Notary Public Linda E. Jackson
My Commission Expires: 2-4-15



RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067