BILL GARRETT, Davidson County
Trans:T20130014364 DEEDWARR
Recvd: 02/20/13 16:02 2 pgs
Fees:13.00 Taxes:2085.21
20130220-0017162

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $563,570.00. Cari Tiesl Affiant Subscribed and sworn to before me, this 14th day of February, 2013. DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 10/18/16

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Zachary T. Goodyear and Martha G. Goodyear 3721 Central Avenue Nashville, TN 37205	Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	104 09 0 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN H. ROWLAND AND WIFE, LINA A. ROWLAND**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ZACHARY T. GOODYEAR AND MARTHA G. GOODYEAR, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to John H. Rowland and wife, Lina A. Rowland, by deed dated July 12, 1999, from Kevin Grogan and wife, Kate R. Grogan, recorded on July 21, 1999, of record in Book 11581, page 304, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

3. Subject to Conservation Zoning and any restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

This is improved property known as: **3721 Central Avenue, Nashville, TN 37205**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of February, 2013.

John H. Rowland

Lina A. Rowland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN H. ROWLAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2013

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINA A. ROWLAND**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of February, 2013

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015