Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130014742 DEEDWARR
Recvd: 02/21/13 15:06 2 pgs
Fees:13.00 Taxes:1322.75
20130221-0017654

R-PP-13-3602

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/2013
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura K. Sublett	Sumner Bank and Trust (NAME)	
3602 Westbrook Ave. (ADDRESS)	240 West Broadway (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	104-05-0-227.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ZACHARY T. GOODYEAR AND MARTHA G. GOODYEAR, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA K. SUBLETT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 502 ON THE MAP OF RICHLAND REALTY COMPANY'S SUBDIVISION "C", AS OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY S.R. SANFORD, JR., SURVEYOR, SEPTEMBER 7, 1946, AS FOLLOWS:

BEGINNING AT AN OLD CUT IN THE SIDEWALK IN THE NORTH MARGIN OF WESTBROOK AVENUE, A THE SOUTHWEST CORNER OF THIS LOT, BEING 55 FEET EAST OF THE CORNER LOTS NOS. 501 AND 502, AS MEASURED ALONG THE PRESENT NORTHERLY MARGIN OF WESTBROOK AVENUE AS RECENTLY LOCATED; THENCE ALONG THE MARGIN OF SAID AVENUE, EASTERLY 55 FEET TO A STAKE, AND CONTINUING WITH THE MARGIN OF THE SAME EASTERLY 43 FEET 10 INCHES TO A POINT AT THE BEGINNING OF A CURVE AND CONTINUING WITH THE MARGIN OF SAID AVENUE, AROUND A CURVE IN AN EASTERLY DIRECTION 128 FEET 4 INCHES TO A POINT AT THE BEGINNING OF ANOTHER CURVE WITH A RADIUS OF 9 FEET; THENCE AROUND SAID CURVE IN A NORTHERLY AND WESTERLY DIRECTION, TO THE SOUTHWESTERLY MARGIN OF MINNESOTA AVENUE, OR MURPHY ROAD; THENCE WITH THE MARGIN OF SAID AVENUE OR ROAD, AS NOW PRESENTLY LOCATED, NORTHWESTERLY 270 FEET TO A STAKE AND CUT, BEING THE NORTHWESTERLY CORNER OF THIS PROPERTY AND BEING 63 FEET SOUTHEAST OF THE CORNER LOTS NOS. 501 AND 502; THENCE SOUTHERLY 152 FEET 9 INCHES TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ZACHARY T. GOODYEAR AND WIFE, MARTHA G. GOODYEAR BY DEED FROM JAMES C. LEWIS AND WIFE, LOIS G. LEWIS OF RECORD AT INSTRUMENT NO. 20070105-0002286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 28, 2006 AND RECORDED ON JANUARY 5, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 31; INSTRUMENT NUMBER 20110414-0028866, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3602 Westbrook Ave., Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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/our hand(s) this 19th day of February, 2013.

Zachary T. Goodyear

Martha G. Goodyear

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary T. Goodyear and Martha G. Goodyear, the within named bargainor, 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, this the 19th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903