This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 052110
PARCEL: 020.00

New Owners Address:
Steven Klein and wife, Kathleen Klein
217 Peeler Trail
Madison, TN 37115

Send Tax Bills to:
PrimeLending
18111 Preston Road, Suite 900
Dallas, TX 75252

BILL GARRETT, Davidson County
Trans:T20130031777 DEEDWARR
Recvd: 04/18/13 09:45 2 pgs
Fees:13.00 Taxes:381.10
20130418-0038521

WARRANTY DEED

THIS INDENTURE, made this 12th day of April, 2013 between

Sandra Cheryl Good, a married woman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Kathleen Klein and Steven Klein, Wife and Husband

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot Number 22, on the plan of Marlin Meadows, Section 3, as of record in Book 2133, Page 26, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Fell and wife, Florence J. Fell by Warranty Deed dated 1/4/65 from Jack M. Benton and wife, Betty J. Benton of record in Book 3847, Page 526, Register's Office for Davidson County, Tennessee. Terry Fell and wife, Florence J. Fell now being deceased. Terry Fell having died on 4/4/07 and Florence J. Fell having died on 6/28/11 leaving Sandra Cheryl Good ~~and~~ the sole heir. Davidson County Probate Case No. 11P1194.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statutes.

This is (X) improved ( ) unimproved property known as: 217 Peeler Trail, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances

except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Sandra Cheryl Good

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sandra Cheryl Good, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of April, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $103,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of April, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY