BILL GARRETT, Davidson County
Trans:T20130055934 DEEDWARR
Recvd: 07/01/13 15:53 2 pgs
Fees:13.00 Taxes:513.93
20130701-0067923

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4684

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley N. Goodman 1809 Belle Arbor Drive Nashville, TN 37207	Suntrust Mortgage 901 Semmes Avenue Richmond, VA 23224	50-2-A-4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$138,900.00**

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **J.D. Eatherly d/b/a Eatherly Properties, a proprietorship ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ashley N. Goodman, unmarried ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat for Belle Arbor PUD, Phase 1, as of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties, a proprietorship, by Special Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee joint venture, dated March 21, 2012 and recorded in Instrument No. 20120322-0024298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **1809 Belle Arbor Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

WITNESS our hands on the **27th** day of **June, 2013.**

J.D. Eatherly d/b/a Eatherly Properties

By: _____
J. D. Eatherly, It's Proprietor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J. D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Proprietor** of **J.D. Eatherly d/b/a Eatherly Properties,** the within named bargainor, a Proprietorship, and that he/she as such **Proprietor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Proprietorship by himself as **Proprietor**.

Witness my hand and Official Seal this the **27th** day of **June, 2013.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY