Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13070153

BILL GARRETT, Davidson County
Trans:T20130066350 DEEDWARR
Recvd: 08/02/13 12:22 2 pgs
Fees:13.00 Taxes:577.20
20130802-0080928

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $156,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2013.

Notary Public
My Commission Expires: 12-27-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cory Goff 255 Timmons Street Nashville TN 37211	New Owner	Tax Parcel ID No. 119-14-0-080

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean P. Carroll and Stacey Carroll f/k/a Stacey Hargis, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory Goff**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Woodbine Courts, Block A of record in Plat Book 1130, Page 39, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean P. Carroll, unmarried and Stacy Hargis, unmarried, as joint tenants with the right of survivorship by deed from Stan Singley and wife, Jessica Singley of record at Instrument No. 20051208-0147597, Register's Office for Davidson County, Tennessee, dated December 6, 2005 and recorded on December 8, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instrument of record in Book 1163, Page 441, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 255 Timmons Street Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2013.

Sean P. Carroll

Stacey Carroll f/k/a Stacey Hargis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean P. Carroll and Stacey Carroll f/k/a Stacey Hargis, 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 31st day of July, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014