THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13080079** BILL GARRETT, Davidson County Trans:T20130084849 DEEDWARR Recvd: 10/01/13 15:48 2 pgs Fees:13.00 Taxes:384.80 20131001-0103101	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $104,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ralph F. Goodwin Jr. 1229 Ardee Avenue Nashville TN 37216	Send Tax Bills To: Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 06116019300

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, **Connie Hurt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ralph F. Goodwin Jr., unmarried and Tammy Goodwin, unmarried as joint tenants in common with right of survivorship** ("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 40, BLOCK "C" ON THE MAP OF A RESUBDIVISION OF SUNNYMEADE, as shown on plat of record in Plat Book 974, Page 56, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jerry Ray Baxter and wife, Geneieve Baxter to William Loyd Harrison and wife, Barbara K. Harrison as recorded on the 10th day of October, 1967 in Deed Book 4179, Page 512 and Executor's Quitclaim Deed from Connie Hurt, the Executor of the Estate of William Loyd Harrison, deceased to Connie Hurt as recorded on the 20th day of June, 2013 in Instrument No. 20130620-0063538, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "C" ON THE MAP OF A RESUBDIVISION OF SUNNYMEADE, as recorded in Plat Book 974, Page(s) 56, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1229 Ardee Avenue Nashville TN 37216

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 30th day of September, 2013.

Connie A Hurt _____

Connie Hurt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connie Hurt, 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 30th day of September, 2013.

_____

Notary Public

My Commission Expires: _____