Instrument Prepared By:
H. Brent Patrick, Esq.
SMITH CASHION & ORR, PLC
231 Third Avenue North
Nashville, Tennessee 37201
(615) 742-8555

BILL GARRETT, Davidson County
Trans:T20140011726 DEEDWARR
Recvd: 02/19/14 14:33 4 pgs
Fees:23.00 Taxes:4440.00
20140219-0014284

WARRANTY DEED

New Owner Address:	Send Tax Bills To:	Map/Parcel Number
		Map 82-9, Parcel 125
Roy Glenn Goodwin 1410 Third Avenue North Nashville, Tennessee 37208	Roy Glenn Goodwin 1410 Third Avenue North Nashville, Tennessee 37208	**Parcel ID No.** 082 09 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa Rogers**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Glenn Goodwin**, hereinafter called the Grantee, her successors and assigns, any and all of the Grantor's right(s), title, and interest(s) in and to the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 3 on the Map of McGavock City Park, as of record in Book 57, Page 101, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of Third Avenue North and extends back between parallel lines 137 ½ feet to an alley.

Being the same property conveyed to H. G. Wynn and wife, Monte Wynn, by deed from James Jones and wife, Louise Jones, of record in Book 2345, Page 56, Register's Office of Davidson County, Tennessee. The said H. G. Wynn and wife, Monte Wynn, having since died, she having predeceased him. By Will of Henry G. Wynn (being one and the same person as H. G. Wynn), of record in Will Book 81, Page 159, County Court for Davidson County, Tennessee, said property was devised to Henry Gordon Wynn, Jr.

Also being the same property conveyed to G & R Properties, by deed from Henry Gordon Wynn, Jr., as of record in Book 8136, Page 819.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20130410-0035650.

For assessment and mapping purposes, McGavock City Park Lot No. 3 is explicitly included within Map 82-9, Parcel 125 more specifically known as 1414 Third Avenue North, Nashville, Tennessee 37208. It is the intent of this conveyance for Lot 3 to remain as part of one contiguous parcel, consisting of Lots 3-8 on the Map of McGavock City Park and known as Map 82-9, Parcel 125.

TRACT 2: Being Lot Nos. 4, 5, 6, and 7 in the subdivision of the McGavock City Park Lot, as of record in Book 57, Page 101.

Said Lot No. 4 fronts 50 feet on the easterly side of Third Avenue North and extends back between parallel lines, 137 ½ feet to an alley.

Said Lot Nos. 5 and 6 adjoin and front together 100 feet on the easterly side of Third Avenue North and run back between parallel lines, 137 ½ feet to an alley.

Said Lot No. 7 fronts 50 feet on the easterly side of Third Avenue North and extends back between parallel lines, 137 ½ feet to an alley.

Being the same property conveyed to G & R Properties, by deed from Charles H. Baggarly and wife, Sandra S. Baggarly & Thomas C. Baggarly and wife, Patricia M. Baggarly, as of record in Book 6488, Page 298.

Also being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119532.

TRACT 3: Being Lot No. 8 in the subdivision of the McGavock City Park Lot, as of record in Book 57, Page 101.

Said Lot No. 8 fronts 50 feet on the easterly side of Third Avenue North, formerly College Street, and runs back between parallel lines 137 ½ feet to an alley.

Being the same property conveyed to Teresa Rogers, by Quitclaim Deed from G & R Properties, a partnership, as of record in Instrument No. 20121227-0119532.

This is improved property known as 1414 Third Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the above-referenced tract or parcel of real property, with the appurtenances, estate, title, and interest thereto belonging, to **Roy Glenn Goodwin**, his successors and assigns, in fee simple forever. The Grantor, **Teresa Rogers**, hereby covenants with the Grantee, **Roy Glenn Goodwin**, that she is lawfully seized and possessed of the above-

referenced tract or parcel of real property in fee simple; has a good right to convey it, and the same is unencumbered. Grantor further covenants and binds herself, her heirs, and representatives, to warrant and forever defend the title to the above-referenced tract or parcel of real property to **Roy Glenn Goodwin**, his successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made solely for the purpose of conveying any and all interest the Grantor has in and to said tract of land located at 1414 Third Avenue North, Nashville, Tennessee 37208, and more fully described above.

Witness my hand on this the 4th day of January, 2014.

By: Teresa Rogers
Teresa Rogers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Teresa Rogers**, with whom I am personally acquainted and who, upon oath, swears to the contents of this instrument and upon oath acknowledges before me on this date that being informed of the contents of the foregoing document and being authorized to do so, she executed the same voluntarily for the purposes contained therein.

Sworn to and subscribed to before me on this the 4th day of January, 2014.

{SEAL}

M. DARLENE HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

M. Darlene Harris
NOTARY PUBLIC

My Commission Expires: 07-06-15

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $1,200,000.00.

Affiant

Sworn to and subscribed to before me on this the 4th day of January, 2014.

{SEAL}

M. DARLENE HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

M. Darlene Harris
Notary Public

My Commission Expires: 07-06-15