BILL GARRETT, Davidson County
Trans:T20140016099 DEEDWARR
Recvd: 03/10/14 11:53 3 pgs
Fees:18.00 Taxes:92.50

20140310-0019867

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0054HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2014.

Notary Public
Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kudzu Real Estate, Inc. 203 Point East Drive Nashville, TN 37216	NEW OWNER	08112008600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Fred Goodner, Jr. and Terry Wayne Goodner and Dera Rena Dowell and Raymond Alan Goodner and Michael Eugene Goodner, Heirs at Law of Mary E. Goodner

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kudzu Real Estate, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 373 on the plan of McGavock's Town North Nashville, of record in Book 21, Page 23, Register's Office for said County.

Said property fronts 35 feet on the southwesterly margin of Arthur Avenue, formerly Wetmore Avenue, and extends back between parallel lines, 150 feet to the easterly margin of 11th Avenue North, formerly Fillmore Avenue.

Being the same property conveyed to Fred Goodner and wife, Mary E. Goodner by Warranty Deed from Gwendolyn C. Chamberlain, unmarried, dated April 25, 1981 and filed for record May 18, 1981 in Book 5746, Page 428, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Herbert Dowell, Jr. to Dera Rena Davis Dowell of record in Book 10237, page 226, said Register's Office. Fred Goodner having since died August 7, 1992. Mary Goodner having since died July 7, 1993 and filed for Probate #93P1606. Mary Goodner's heirs being Fred Goodner, Jr., Terry Wayne Goodner, Dera Rena Dowell, Raymond Alan Goodner and Michael Eugene Goodner.

See also Affidavit of Heirship of record in Instrument No. 20140310-0019862 said Register's Office.

Powers of Attorney of record in Instrument Nos. 20140310-0019863 20140310-0019864, 20140310-0019865, 20140310-0019866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 1633 Arthur Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Fred Goodner, Jr. by Dera Rena Dowell AIF
Fred Goodner, Jr. by Dera Rena Dowell,
Attorney in Fact

Terry Wayne Goodner by Dera Rena Dowell AIF
Terry Wayne Goodner by Dera Rena Dowell,
Attorney in Fact

Dera Rena Dowell
Dera Rena Dowell

Raymond Alan Goodner by Dera Rena Dowell AIF
Raymond Alan Goodner by Dera Rena Dowell,
Attorney in Fact

Michael Eugene Goodner by Dera Rena Dowell AIF
Michael Eugene Goodner by Dera Rena Dowell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dera Rena Dowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dera Rena Dowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Fred Goodner, Jr.** and that she is authorized by **Fred Goodner, Jr.** to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2014.

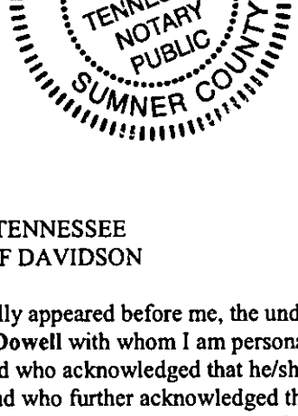
KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dera Rena Dowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Terry Wayne Goodner** and that she is authorized by **Terry Wayne Goodner,** to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2014.

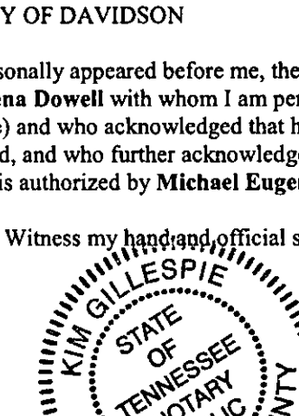


Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dera Rena Dowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Raymond Alan Goodner** and that she is authorized by **Raymond Alan Goodner,** to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2014.



Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dera Rena Dowell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Michael Eugene Goodner** and that she is authorized by **Michael Eugene Goodner,** to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee this 7th day of March, 2014.

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16