ADDRESS NEW OWNER:
Linda Newsome

141 Southridge Drive
Nashville, TN 37207-2918

SEND TAX BILL TO:
Franklin American Mortgage
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140021661 DEEDWARR
Recvd: 04/01/14 10:22 2 pgs
Fees:13.00 Taxes:455.10
20140401-0026733

MAP & PARCEL NOS.:
0600307000

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

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 and sufficiency of all of which are hereby acknowledged, We, **Tommy Goddard** / (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Linda Newsome, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

~~married~~

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oak Park, Section 1, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Bank of America, N.A., from Yale Riley, Trustee, by Trustee's Deed recorded on January 27, 2009, in Instrument No. 20090127-00006914, Register's Office for Davidson County, Tennessee.

Being the same property being vested in Tommy Goddard, subject to the equity of redemption, by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, in the matter styled, "The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee v. Delinquent Taxpayers as shown on the 2009 Real Property Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bank of America, N.A., Bill No: 73543; Map & Parcel No: 06003007000, Tax Civil Action 11-340-IV, recorded on February 2, 2012, in Instrument No. 20120202-0009493, Register's Office for Davidson County, Tennessee.

This is property with a common address of **141 Southridge Drive, Nashville, TN 37207-2918.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 3600, Page 84, said Register's office and all matters therein; (3) Any and all restrictions of record.

Grantor warrants that the subject property is not his home, that he has never resided at the subject property and that the subject property is not subject to any marital interest therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of March, 2014.

Tommy Goddard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tommy Goddard,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **March 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

File No. 1311-244

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $123,000.00.

Affiant

Subscribed and sworn before me this 28th day of March, 2014.

Notary Public
My ~~Commission~~ Expires: 10/18/16

SHARON KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.