Prepared by:
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Davidson County DEEDWARR
Recvd: 04/03/14 09:32 3 pgs
Fees:18.00 Taxes:1165.13
20140403-0027639

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of April 2014

Notary Public
My commission expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
David Goodman 1207 5th Ave N Nashville TN 37208	F&M Bank 2021 Richard Jones Road Suite 200 Nashville, TN 37215	082090C00700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paul A. Ross, a single man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Goodman, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1207-A on the Plan of Germantown Court Condominiums of record in Instrument No. 20031006-014781, exhibit "A", Register's Office for Davidson County, Tennessee to which plan reference hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa H. Morrow by Deed dated January 4, 2013 from Paul A. Ross of record in Instrument No. 200130108-0002113, Register's Office for Davidson County, Tennessee. Property further conveyed by Quitclaim Deed dated March 13, 2014 to Paul A. Ross from Lisa H. Morrow of record in Instrument No. 20140313-0021236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed, By-Laws, and Charter recorded in Instrument No. 20031006-0147481 and amended in Instrument No. 20050406-0037816 and 20060525-0061623, in Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Germantown Court Condominiums 3) Easement of Storm Water Detentions Agreement to Metropolitan Government of record in Instrument No. 20030902-0126876

This property is improved property known as 1207 5th Ave N, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 2nd day of April, 2014.

Paul A. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

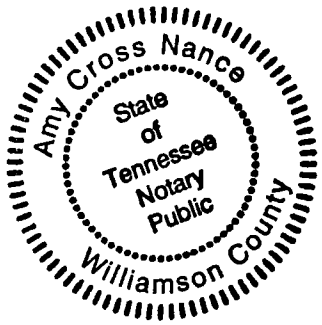
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Ross , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April, 2014.

Notary Public

My Commission expires: 2/23/15

FILE NO: 08141



True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My commission expires _____