BILL GARRETT, Davidson County
Trans:T20140034654 DEEDWARR
Recvd: 05/19/14 10:29 2 pgs
Fees:13.00 Taxes:813.63

20140519-0042745

returnto:
Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MAURY SCS

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2014.

Notary Public

My commission expires: 7/22/14

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan A. Gant	Gardner Financial Srvcs dba Legacy Mutual Mtg	**Map\Parcel: 147-14-0-076.00**
575 Valleywood Drive	P.O. Box 78265	
Nashville, TN 37211	San Antonio, TX 78278	

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 ACKNOWLEDGE, WE,

Bruce Alan Good, Jr. and Adrien M. Good, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan A. Gant, an unmarried man

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 Lot No. 287 on the Plan of Whispering Hills Section II-B of record in Plat Book 2331, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bruce Alan Good, Jr., an unmarried man and Adrien Webb, an unmarried woman by deed from Lori Smith Thompson, married, f/k/a Lori Colin Smith of record in Instrument No. 20100304-0016892 Register's Office for Davidson County, Tennessee, dated March 01, 2010 and recorded on March 04, 2010, and further being the same property conveyed to Bruce Alan Good, Jr. and Adrien M. Good, husband and wife by deed from Adrien Webb now known as Adrien M. Good of record in Instrument No. 20130108-0002575 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 08, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 575 Valleywood Drive, Nashville, TN 37211.

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 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 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/our hand(s) this 13th day of May, 2014.

Bruce Alan Good, Jr.

Adrien M. Good

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bruce Alan Good, Jr. and Adrien M. Good the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2014.

Notary Public

My Commission Expires: 9-5-2016

File #: **140228AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027