# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045570 DEEDWARR
Recvd: 06/26/14 13:54 2 pgs
Fees:13.00 Taxes:758.50
20140626-0056104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $205,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of June, 2014.

Notary Public
My Commission expires: December 18, 2017
(Affix Seal)

REBECCA SUMNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation, 2416 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Naomi Goodin | New Owner | 103150B17800CO |
| 4487 Post Place # 178 | | |
| Nashville, TN 37205 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason C. Guthrie**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Naomi Goodin**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**A certain condominium apartment in Davidson County, Tennessee, being Unit No. 178, in a Horizontal Property Regime, which is located in the Plat of Lion's Head Condominium Apartments of record in Book 5200, Page 82, said Register's Office, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Jason C. Guthrie, a single person from Ellen R. Christianson, married by Warranty Deed on January 13, 2009, Register's Office for Davidson County, Tennessee,** at Inst. # 20090121-0005041.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 82, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed recorded in Book 5340, Page 70 and Book 5342, Page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4487 Post Place Apt #178, Nashville, TN 37205**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this June 17, 2014.

Jason C. Guthrie

BY: Jason C. Guthrie
Ellen Parker Bibb, Attorney-in-fact
by Ellen Parker Bibb, Attorney-in-fact.

STATE OF TENNESSEE
COUNTY OF Dawson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Ellen Parker Bibb**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the Attorney-in-fact for **Jason C. Guthrie**, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Jason C. Guthrie**, the bargainor(s), by the said **Ellen Parker Bibb**, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 8/19/14

ANDREW H. MAHONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122