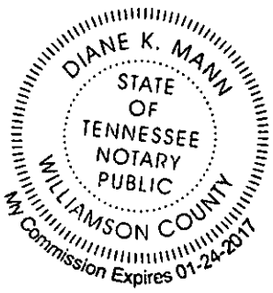
File Box 8

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $316,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7095C GOODELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brooklyn Goodell	~~XXXX~~ FARMINGTON FNCL.	172-01-0-A-077.00 CO
126 Chuzzlewit Down	2002 RICHARD JONES RD. #300A	
Brentwood, TN 37027	NASHVILLE, TN 37215	

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

TERESA M. MCDOWELL, UNMARRIED

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

BROOKLYN GOODELL, UNMARRIED

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

SEE EXHIBIT "A"

This is improved property known as 126 Chuzzlewit Down, Brentwood, TN 37027

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 5th day of September, 2014.

Teresa M. McDowell

BILL GARRETT, Davidson County
Trans:T20140066761 DEEDWARR
Recvd: 09/08/14 14:18 2 pgs
Fees:13.00 Taxes:1171.05
20140908-0082136

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, TERESA M. MCDOWELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~, Tennessee, this 5th day of ~~September~~, 2014.

Notary Public_____

My Commission Expires:_____

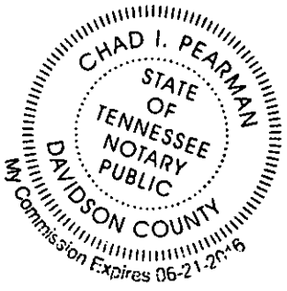


EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 77, COPPERFIELD, REVISED, as shown on plat of record in Plat Book 6900, Pages 555 thru 559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Teresa M. McDowell, unmarried by Warranty Deed from John D. Walker, unmarried, recorded on the 29th day of July, 1998 in Deed Book 11040, Page 126, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERFIELD, REVISED, as recorded in Plat Book 6900, Page(s) 555 thru 559, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7071, Page 482, as amended in Book 7208, Page 889 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Copperfield Homeowners Association, Inc. recorded in Book 7200, Page 824, amended in Book 7496, Page 162 and Book 7500, Page 941.

f. Deed of Conveyance of Sanitary Sewer, recorded in Book 7593, Page 511 and Water Main recorded in Book 7593, Page 488.

g. Easement for Tennessee Valley Authority power line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

h. Common area conveyance to Homeowners Association recorded in Book 7150, Page 358.