WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tracey R. Garrett	GMH Mortgage Services, LLC	Parcel ID:
2702 Cherry Dale Dr.	625 W. Ridge Pike	05015018800
Lebanon, TN 37087	Conshohocken, PA 19428	

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 acknowledged, we

Goostree Enterprises, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tracey R. Garrett, married

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. 451 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 451 fronts 80.0 feet on the East side of Robwood Drive, and extends back between lines 156.8 feet on the North line and 159.3 feet on the South line to a dead line in the rear, measuring 80.0 feet.

BEING the same property conveyed to Goostree Enterprises, Inc. by deed from Lily Hugar and John Hugar, of record in Instrument 20140731-0068273, dated July 29 and 30, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3300, Page 31, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3182 Robwood Drive, Nashville, TN 37207

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, their heirs and assigns forever; and we do covenant with 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 hand this 15th day of September, 2014.

Goostree Enterprises, Inc.
By:
Patricia Goostree
Secretary

BILL GARRETT, Davidson County
Trans:T20140069219 DEEDWARR
Recvd: 09/16/14 14:10 2 pgs
Fees:13.00 Taxes:262.70
20140916-0084892

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Goostree with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President and Secretary respectively of the Goostree Enterprises, Inc. the within named bargainer, and corporation, and that he/she as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Patricia Goostree as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.