THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31893-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $ 430,780.00 Affiant Subscribed and sworn to before me this 17th day of September, 2014. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Julie N. Goodnight, Carol K. Anderson 1114 Lillian Street Nashville, TN 37206	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 083 130 13600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff Zeitlin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie N. Goodnight, an unmarried woman and Carol K. Anderson, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1114 Lillian Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140070305 DEEDWARR
Recvd: 09/19/14 11:13 3 pgs
Fees:18.00 Taxes:1593.89
20140919-0086217

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of September, 2014.

Jeff Zeitlin

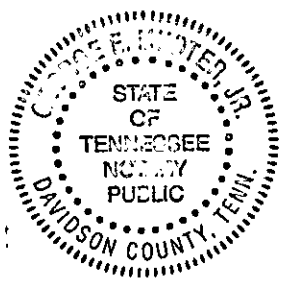
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff Zeitlin**, 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, at office, this 17th day of September, 2014.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 6 feet 8 inches of Lot No. 125 and the easterly 26 feet 8 inches of Lot 126 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 125 and 126 front together 33 1/3 feet on the southerly side of Lillian, formerly Walnut or Hickory Street, and extend back between parallel lines, 170 feet to an alley, together with an easement to a well and free use of water therein situated on the line of the property adjacent to the above described tract of land.

Being the same property conveyed to Jeff Zeitlin by deed from Early Johnson, single of record in Instrument No. 20140228-0017533 Register's Office for Davidson County, Tennessee, dated February 25, 2014 and recorded on February 28, 2014.