# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7114P FRANK

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO (If left blank please use the address of the new owner) | MAP-PARCEL |
|---|---|---|
| Michael Frank | First Community Mortgage | 141-06-0-D-177.00-CO |
| 3451 Harpeth Springs Drive | 245 Heritage Park Dr. | |
| Nashville, TN 37072 | Murfreesboro, TN 37129 | |

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,

**CARRIE L. GOODE, AN UNMARRIED WOMAN**

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

**MICHAEL A. FRANK, AN UNMARRIED MAN**

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 3451 Harpeth Springs Drive, Nashville, TN 37072

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 30th day of September, 2014.

Carrie L. Goode

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CARRIE L. GOODE, 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 30th day of September, 2014.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140074232 DEEDWARR
Recvd: 10/02/14 11:21 2 pgs
Fees:13.00 Taxes:525.03
20141002-0091033

14-7114P FRANK

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 177, RIVERBRIDGE COMMUNITY P.U.D., as shown on plat of record in Instrument No. 20030213-0019999, 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 Carrie L. Goode, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 18th day of May, 2005 in Instrument No. 20050518-0056225, 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. City of Nashville taxes for the year 2014 and thereafter, for tax parcel identification number 141-06-0-D-177.00-CO, not yet due and payable.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument Nos. 20030213-0019999 and 20020709-0082561, 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 Deed recorded in Instrument No. 20030205-0016044, amended at Instrument No. 20030303-0027396 , 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. Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

f. Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.

g. Easement for Railroad Right of Way, recorded in Book 1298, Page 244.

h. Easement for Public Utilities, recorded in Book 7601, Page 415.

i. Easement for Cable, recorded in Instrument Nos. 20121114-0104692, 20140114-003778 and 20140416-0031703.

j. Easement for Stormwater Detention Agreement, recorded in Instrument No. 20021217-0155374.

k. Common area conveyance to Homeowners Association recorded at Instrument Nos. 20030806-0111892 and 20030303-0027396.