Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is g
this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 30 day of October 2014.

Notary Public
My commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/18/17

BILL GARRETT, Davidson County
Trans: T20140086429 DEEDWARR
Recvd: 11/17/14 11:32 2 pgs
Fees: 13.00 Taxes: 488.40

20141117-0105844

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa A. Goodman	NEW OWNER	173050A20700
1752 Red Jacket Drive	1752 RED JACKET DR	
ANTIOCH, TN 37013-0000	ANTIOCH, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael C. Eades and wife Monique M. Richard hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Melissa A. Goodman an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 207, on the plan of Barnes Cross, Phase One PUD, as the same appears of Record in Instrument No. 20050721-0084791, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Michael C. Eades and Monique M. Richard, husband and wife by deed from Ole South Properties, Inc. of record in Instrument No. 20060801-0093080 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Barnes Crossing Ph. 1 Amend 1 of record in Instrument No. 20050128-0010427 Register's Office for Davidson County, Tennessee 3) Easement for benefit of Metropolitan Nashville of record in Instrument No. 20050721-0084791 and 20050811-0095171 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20050721-0084791 and amended in No. 20051114-0136958; No. 20050805-0092480 and 20051114-0136938 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1752 Red Jacket Drive, Nashville, Tennessee 37013-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do

further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of October, 2014.

Michael C. Eades a/k/a Michael C. Eads by Nancy Tice his attorney-in-fact

Michael C. Eades a/k/a Michael C. Eads, by Nancy Tice
His Attorney-in-fact

Monique M. Richard by Nancy Tice, her attorney-in-fact

Monique M. Richard, by Nancy Tice
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of October, 2014, before me personally appeared Nancy Tice to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael C. Eades a/k/a Michael C. Eads and Monique M. Richard acknowledged that such person executed the same as the free act and deed of Michael C. Eades a/k/a Michael C. Eads and Monique M. Richard.

Sheri Engel
Notary Public

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission expires January 16 2016

FILE NO: 08486