Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140092941 DEEDWARR
Recvd: 12/11/14 16:15 2 pgs
Fees:13.00 Taxes:1032.30
20141211-0113704

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14112413

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2014.

Notary Public
My Commission Expires: 10-18-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janie Harris 162 Jefferson Sq Nashville, TN 37215	New Owner	Tax Parcel ID No. 131050A16200CO

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, **Grady C. Goodroe, Trustee of the Goodroe Joint Revocable Living Trust Agreement U/A/D July 20, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janie Greenwood Harris**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit N-162, SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, a Horizontal Property Regime, as shown on plat of record in Plat Book 4675, Page 12, and as established by Master Deed recorded in Book 4731, Page 332, as amended in Book 8550, Page 3 and Instrument Nos. 20051027-0130020 and 20100503-0033416, 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 by Warranty Deed from James P. Bowden and spouse, Barbara M. Bowden to Grady C. Goodroe and spouse, Paula C. Goodroe as recorded on the 15th day of December, 1995 in Deed Book 9889, Page 518 and Quitclaim Deed from Grady C. Goodroe and wife, Paula C. Goodroe, Individually to Grady C. Goodroe and wife, Paula C. Goodroe, Trustees of the Goodroe Joint Revocable Living Trust Agreement U/A/D July 20, 1998 as recorded on the 22nd day of July, 1998 in Deed Book 11029, Page 745, in the Register's Office of Davidson County, Tennessee.

Paula C. Goodroe having died April 21st, 2014 in Nashville, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, JEFFERSON SQUARE TOWNHOUSES, as recorded in Plat Book 4675, Page(s) 12.

Terms and provisions of by-Laws recorded in Book 4731, Page 341, amended in Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 9276, Page 249 and Book 10355, Page 306.

Charter of Jefferson Square, Section One recorded in Book 8485, Page 642 and Book 8556, Page 701, amended in Instrument Nos. 20000209-0013274 and 20000209-0013275.

Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20130517-0050158.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing JEFFERSON SQUARE (SECTION ONE) of record in Book 4731, Page 332 , as amended by instrument(s) of record in Book 8550, Page 3 and Instrument Nos. 20051027-0130020 and 20100503-0033416.

Easement for Electrical, recorded in Instrument No. 20020122-0008268.

This is improved property located at 162 Jefferson Sq Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2014.

Grady C. Goodroe, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grady C. Goodroe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Goodroe Joint Revocable Living Trust Agreement U/A/D July 20, 1998 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of December 2014.

Notary Public

My Commission Expires: 1/14/2018

MARIA MURO
MY COMMISSION # FF 083333
EXPIRES: January 14, 2018
Bonded Thru Notary Public Underwriters