R&R
10:

Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

Box 316

BILL GARRETT, Davidson County
Trans: T20140095279 DEEDWARR
Recvd: 12/19/14 13:55 2 pgs
Fees: 13.00 Taxes: 1054.50
20141219-0116437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 285,000.00

June Rowell
Affiant

Subscribed and sworn to before me, this 18th day of December, 2014.

Notary Public

My commission expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| MARTHA NOELLE GOODIN | FINWORTH MORTGAGE | 08312007500 |
| 2608 BRITTANY CT | LLC<br>2105 Crestmoor Road | |
| NASHVILLE, TN 37206 | Nashville, TN 37215 | |
| | | |

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 ACKNOWLEDGE, WE,

**JONATHAN A. BAIN, unmarried**

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

**MARTHA NOELLE GOODIN, UNMARRIED**

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. 161 ON THE PLAN OF THE EASTLAND ACRES, SECTION III, AS OF RECORD IN BOOK 2331, PAGE 41, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN A. BAIN, BY QUITCLAIM DEED FROM JAMES M. BAIN AND WIFE, IMOGENE BAIN, DATED 10/15/2004 AND RECORDED ON 10/31/2005 IN INSTRUMENT NUMBER 20051031-0130863, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2608 BRITTANY CT, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 18th day of December, 2014.

JONATHAN A. BAIN

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, JONATHAN A. BAIN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2014.

Notary Public

My Commission Expires: 2.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY