THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: 5-20-17 (AFFIX SEAL)

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon W. Good	New Owner	MAP
495 Ellenwood Drive		PARCEL 161-02-0-030.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Stefanie Carter, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon W. Good and Maegan L. Good, husband and wife**

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 all of Lot No. 76 on the Plan of McMurray Hills as shown by plat appearing of record in Plat Book 3700, Page 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Patrick A. Nix and wife, Marilyn Nix by deed from Jettie Ruth Saindon of record in Book 4724, page 521, Register's Office for Davidson County, Tennessee, dated June 29, 1973 and recorded on July 3, 1973.The said Marilyn Nix having since died vesting fee simple title in the husband, Patrick A. Nix as surviving tenant by the tenant by the entirety. The said Patrick A. Nix having since died, the estate was probated in Case No. 13P1464, Davidson County, TN Probate Court, where title to the property was vested in Linda Sadler, Executor

Being the same property conveyed to Stefanie Carter by deed from Linda Sadler, executor of Patrick A. Nix of record in Instrument No. 20140707-0059331 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on July 07, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is not and has never been the primary residence of the Grantor.

Justin Blake Carter joins in this conveyance to convey any marital interest he may have in said property.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **495 Ellenwood Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans: T20150006487 DEEDWARR
Recvd: 01/27/15 10:35 2 pgs
Fees: 13.00 Taxes: 728.90
20150127-0007643

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 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 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 our hand( ) this the 22nd day of January, 2015.

Stefanie Carter

Stefanie Carter

Justin Blake Carter by Stefanie Carter

Justin Blake Carter by Stefanie Carter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stefanie Carter** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that She executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of January, 2015.

ROBERT M. LOFFT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 5-3-16

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefanie Carter, 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 on behalf of Justin Blake Carter as his attorney in fact, as the free act and deed of the within named Justin Blake Carter

Witness my hand and official seal at Davidson, TN this 22 day of January, 2015.

ROBERT M. LOFFT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-3-16

NOTARY PUBLIC