WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006800 DEEDWARR
Recvd: 01/28/15 09:40 2 pgs
Fees:13.00 Taxes:1683.50
20150128-0008008

G-VRES-14-3499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bruce Goddard and Debi Goddard	**SWBC Mortgage Corp**	
(NAME)	(NAME)	
3499 Granny White Pike	**9311 San Pedro Ave., Ste. 100**	**117-12-140 (PARENT PARCEL); 117-12-F-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN A. BIOLA AND JOY S. BIOLA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRUCE GODDARD AND DEBI GODDARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, GRANNY WHITE COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130918-0098167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to John A. Biola and wife, Joy S. Biola by Warranty Deed from Dennis L. Cheatham and wife, Mary Gail Cheatham, recorded on the 20th day of July, 1984 in Deed Book 6342, Page 676, in the Register's Office of Davidson, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of GALE CREST NO. 2, as recorded in Plat Book 843, Page(s) 50, said Register's Office.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130918-0098167, said Register's Office.
- Charter of Granny White Cottages Corporation recorded at Instrument No. 20130918-0098166, said Register's Office.
- Electrical Permit recorded in Book 7505, Page 237, said Register's Office.
- Restrictive Covenant for Detached Structure recorded at Instrument No. 20140430-0036232, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3499 Granny White Pike, Nashville, Tennessee 37204**.

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; 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 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 the 23rd DAY OF JANUARY, 2015.

John A. Biola

Joy S. Biola by John A. Biola as 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, JOHN A. BIOLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. BIOLA, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOY S. BIOLA, and who acknowledged he/she/they executed the same as the free act and deed of the said JOY S. BIOLA.

Witness my hand and official seal, this the 23 of January, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212