27314-3 Box 14

return to: Attorneys Title Company

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048272 DEEDWARR
Recvd: 06/17/15 13:45 2 pgs
Fees:13.00 Taxes:854.70
20150617-0057770

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Thurman	Avenue Bank	MAP 85-12-A
(NAME)	(NAME)	
3249 Riverwalk Drive	3823 Cleghorn Avenue	Parcel 33.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Georgia E. Goode, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John H. Thurman, an unmarried man,** 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. 35 on the Plan of River's Edge, Section Two, Jackson Downs, Phase Two, of record in Book 9700, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Georgia E. Goode, unmarried by Warranty Deed, from Fox Ridge Homes, Inc. filed for record on June 7th, 2000 as Instrument No. 20000607-0056855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 414, said Register's Office; (c) Restrictive covenants contained in Book 9280, page 334; amended in Book 11098, page 1, and as Instrument No. 20100927-0076802, said Register's Office; (d) By Laws, of record in Book 9280 page 356; amended in Book 11098, page 21; , said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3249 Riverwalk Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of June, 2015.

Georgia E. Goode by Paula Goode Lovelace AIF
Georgia E. Goode
By: Paula Goode Lovelace, Attorney in Fact

State of Tennessee
County of Davidson

On this 15th day of June, 2015, before me personally appeared, **Paula Goode Lovelace**, 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 **Georgia E. Goode** and acknowledged that she executed the same as the free act and deed on behalf of **Georgia E. Goode**.

WITNESS my hand and seal this 15th day of June, 2015.

Robert L Scruggs
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires: _____

File No.: 50415134