RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156868

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105119 DEEDWARR
Recvd: 12/14/15 09:50 2 pgs
Fees:13.00 Taxes:875.98
20151214-0125183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$239,000.00~~ $236,750.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sara D. Whitaker 5637 Meadowcrest Lane Nashville, TN 37209	Farmington Mortgage, a Div. of Capstar Bank 2002 Richard Jones Rd. , Ste300A Nashville, TN 37215	103 02 0 202.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Nine Thousand and 00/100 Dollars ($239,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGORY L. GOODRUM, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SARA D. WHITAKER, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 130 on the plan of Richard Meadows Subdivision, Section 3, as of record in Book 2083, Page 100, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:
Said Lot Number 130 fronts 60 feet on the westerly side of Meadow Crest Road and extends back and between parallel lines 148.2 feet to a said line.

Being the same property conveyed to Gregory L. Goodrum, a single man, by Warranty Deed from James Roberts, married, dated 11/20/2009, and recorded on 11/24/2009, of record in Instrument #20091124-0107952, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5637 Meadowcrest Lane, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

AD

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of December, 2015.

GREGORY L. GOODRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gregory L. Goodrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of December, 2015.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017