WARRANTY DEED

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

O-BR-15-260-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/17/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Tille and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary M. Goebel	Veterans Wishful Home Loans	
(NAME)	(NAME)	
260 Riverside Drive	3212 Fernone Industrial Blvd. Ste A	**083-15-0-196.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbia, MO 65201	
(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 **GREEN HILLS CONSTRUCTION, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZACHARY M. GOEBEL AND TARA LAYNE CHOATE, 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 Lot No. 3 on the Plan of Final Plat for Riverside Drive Subdivision - Section One, of record in Plat at Instrument No. 20140501-0036966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Green Hills Construction, LLC by Warranty deed from Riverside Dev. LLC, a Tennessee limited liability company, of record in Instrument No. 20140624-0055054 Register's Office for Davidson County, Tennessee, dated June 16, 2014 and recorded on June 24, 2014.

This conveyance is subject to:

- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Subject to all matters shown on the Plan of record as Instrument Number 20140501-0036966, Register's Office of Davidson County, Tennessee.
- Ground Lease of record in Book 10760, Page 542, assigned in Book 11520, Page 540, Book 11520, Page 549, Book 11520, Page 556 and Instrument No. 20001211-0121548, in the Register's Office for Davidson County, Tennessee.
- Telecommunications Easements of record in Instrument Number 20140114-0003779, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance of record in Instrument Number 20140307-0019251, in the Register's Office for DavidsonCounty, Tennessee.
- N.E.S. Electric & Public Utility Easement Dedication Amending Final Plat of record in Instrument Number 20140909-0082350, as amended in Instrument No. 20141015-0095243, in the Register's Office for Davidson County, Tennessee.
- Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **260 Riverside Drive , Nashville, Tennessee 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 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.

Davidson County DEEDWARR
Recvd: 12/31/15 10:36 3 pgs
Fees:18.00 Taxes:1128.50
20151231-0131476

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2015.

Green Hills Construction, LLC

Misty Tobitt, Member

Randy Tobitt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MISTY TOBITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RANDY TOBITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of GREEN HILLS CONSTRUCTION, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lacey Chumley
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/17/18
Notary' Seal (if on paper)

ANGELA HOWARD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY