BILL GARRETT, Davidson County
Trans:T20160055435 DEEDWARR
Recvd: 06/29/16 11:34 2 pgs
Fees:13.00 Taxes:259.00
20160629-0066342

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 08107014400

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Lightfoot Graham Development, LLC
4423 Lealand Lane
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **JANET F. GOODLOE AND HUSBAND, LEMMIE D. GOODLOE**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **LIGHTFOOT GRAHAM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING the northerly 37 feet of Lot No. 28 on the Plan of the Subdivision of Lot No. 8 in Owen's Buena Vista Lots as of record in Plat Book 57, page 26, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Janet F. Goodloe and husband, Lemmie D. Goodloe, by Warranty Deed from Choice Investments, Inc., LLC, dated March 16, 2005, appearing of record in Instrument No. 20050324-0032136, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee..

This is unimproved property known as 2007 9th Avenue North, Nashville, TN, 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27th day of June, 2016.

Janet F. Goodloe

Lemmie D. Goodloe

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Janet F. Goodloe and Lemmie D. Goodloe**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of June, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY