RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160182

BILL GARRETT, Davidson County
Trans:T20160059358 DEEDWARR
Recvd: 07/12/16 10:37 2 pgs
Fees:13.00 Taxes:407.00
20160712-0071196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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
The James S. Maloney & Deborah E. Maloney Living Trust 650 Flintlock Court Nashville, TN 37217	New Owner	135 16 0B 124.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00), 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, **JOY COUNTS GOODWIN AND HUSBAND, JEREMY GOODWIN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THE JAMES S. MALONEY AND DEBORAH E. MALONEY LIVING TRUST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 124 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joy Counts, unmarried, by Warranty Deed from Carrie Seaton O'Neal, now Tinsley, married, dated 5/25/2007, recorded 6/1/2007, of record in Instrument No. 20070601-0065483, in the Register's Office for Davidson County, Tennessee. Said Joy Counts is now married to Jeremy Goodwin and known as Joy Counts Goodwin. Jeremy Goodwin hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 650 Flintlock Court, Nashville, TN 37217, 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.

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), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of July, 2016.

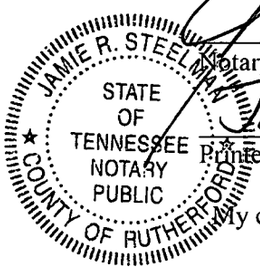
JOY COUNTS GOODWIN

JEREMY GOODWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joy Counts Goodwin and Jeremy Goodwin, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of July, 2016.



Notary Public

Printed Notary Name

My commission expires: 11/18/18