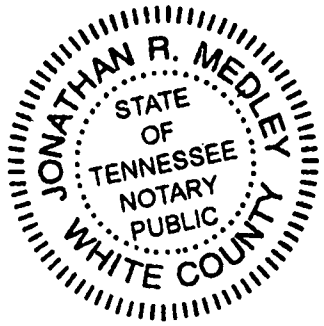
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$122,000.00.** Affiant Subscribed and sworn to before me, this 28th day of July, 2016. Notary Public My commission expires: 11/19/2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Harmoni E. Mitchell	**Harmoni E. Mitchell**	**135-10-0E-009.00-CO**
1117 Ransom Way	**1117 Ransom Way**	
Nashville, TN 37217-3947	**Nashville, TN 37217-3947**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew David Goff, an unmarried man and Erica Bachmayer an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Harmoni E. Mitchell, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 9 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Matthew David Goff, an unmarried man and Erica Bachmayer, an unmarried woman by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20131212-0125959 Register's Office for Davidson County, Tennessee, dated December 09, 2013 and recorded on December 12, 2013.

BILL GARRETT, Davidson County
Trans:T20160065894 DEEDWARR
Recvd: 08/01/16 12:51 2 pgs
Fees:13.00 Taxes:451.40
20160801-0079057

This is **improved** property known as **1117 Ransom Way, Nashville, TN 37217-3947.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Conditions and Restrictions of record in Instrument Number 20130711-0072001, Instrument No. 20130719-0074970, Instrument No. 20140703-0058673, and Instrument No. 20150619-0058800, Register's Office for Davidson County, Tennessee; Restrictions of record as Instrument Number 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 200908210078945, an Instrument No. 20121231-012606 in the Register's Office for Davidson County, Tennessee; Master Deed and By-Laws for Villas at Ransom Park of record in Instrument Number 20051025-0128829 and as amended in Instrument No. 20061002-0121910, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of July, 2016.

Matthew David Goff by Keith H. Solomon his attorney-in-fact

Matthew David Goff by Keith H. Solomon
His Attorney-in-Fact

Erica Bachmayer by Keith H. Solomon her attorney-in-fact

Erica Bachmayer, by Keith H. Solomon
Her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith H Solomon** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Matthew David Goff and Erica Bachmayer** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Matthew David Goff and Erica Bachmayer,** and is authorized by them to execute this instrument on their behalf.

This the 28th day of July 2016.

B T Hodge

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160245

SP 11/2015