Davidson County DEEDWARR
Recvd: 10/04/16 10:51 4 pgs
Fees:23.00 Taxes:1001.22
20161004-0104405

#33162

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33162-07-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,600.00. Mindy McBryde Grantham Affiant Subscribed and sworn to before me this 12th day of September, 2016. Eileen K. Hopkins Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Natalie H. Goodrum 6812 Highland Park Drive Nashville, TN 37205	**Send Tax Bills To:** Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 37205-4006	**Tax Information:** Map and Parcel No.: 129 15 0 085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hugh F. McBryde**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Goodrum, married and Natalie H. Goodrum, unmarried ("Grantee")**, its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6812 Highland Park Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2016.

Hugh F. McBryde, by Mindy McBryde Grantham, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mindy McBryde Grantham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Hugh F. McBryde**, and she is authorized by **Hugh F. McBryde** to execute this instrument on his/her behalf.

Witness my hand and seal, at Office, this 30th day of September, 2016.

GEORGE E. MUSTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of West Meade Highlands, Sec. I, of record in Book 3700, Pages 69 and 70, Register's Office of Davidson County.

Being the same property conveyed by Quitclaim Deed to Hugh F. McBryde by Shirley L. McBryde, as recorded on the 20th day of December, 1982 in Deed Book 5980, Page 28 and Warranty Deed to Hugh F. McBryde and wife, Shirley L. McBryde by George Gianikas and wife, Mary Ellen Gianikas, as recorded on the 22nd day of August, 1967 in Deed Book 4163, Page 984, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 129 15 0 085.00.
2. All matters appearing on the Plan of record as Plat Book 3700, pages 69 & 70, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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:
Notary Seal:

