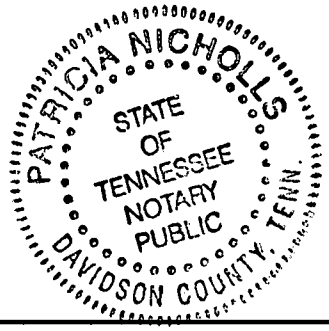
WARRANTY DEED



State of Tennessee
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Mays	Movement Mortgage, LLC	135-16-0-A-044.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2505 Ravine Drive	P.O. Box 890964	Trans:T20160094033 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 10/25/16 09:47 2 pgs
Nashville, TN 37217	Charlotte, NC 28289	Fees:13.00 Taxes:832.13
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161025-0112599

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jason M. Goforth and wife, Sarah Keogh Goforth,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Mays, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 91 on the Plan of Subdivision for Tracts 8,9, and 10 of Nashboro Village of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Jason M. Goforth and wife, Sarah C. Keogh by deed of record in Instrument 20090401-0029192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This instrument is executed on Behalf of Jason M. Goforth by Judy J. Goforth as his Attorney in Fact pursuant to recorded Power of Attorney of record in Instrument No 20161025-0112597, and on behalf of Sarah Keogh Goforth as her Attorney in Fact by Power of Attorney of record in Instrument No. 20161025-0112598 in the Register's Office for Davidson County, Tennessee.

Jason Michael Goforth and Jason M. Goforth being one and the same person.
Sarah Keogh Goforth and Sarah C. Keogh being one and the same person.

unimproved ☐

This is improved ☑ property, known as 2505 Ravine Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 20th day of October, 2016.

Jason M. Goforth by Judy J. Goforth Attorney In Fact
Jason M. Goforth
By: Judy J. Goforth, Attorney in Fact

Sarah Keogh Goforth by Judy J. Goforth Attorney In Fact
Sarah Keogh Goforth
By; Judy J. Goforth, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this ~~18th~~ 20th day of October, 2016 before me personally appeared Judy J. Goforth, the person who executed the foregoing instrument on behalf of Jason M. Goforth and Sarah Keogh Goforth, and acknowledged that she executed the same as the free act and deed of the said Jason M. Goforth and Sarah Keogh Goforth, through Power of Attorney granted her by the said Jason M. Goforth and Sarah Keogh Goforth.

Witness my hand and official seal at Murfreesboro, Tennessee, this ~~18th~~ 20th day of October, 2016.

Lori Holloway
Notary Public Lori Holloway
My Commission Expires: 4-20-19

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20929