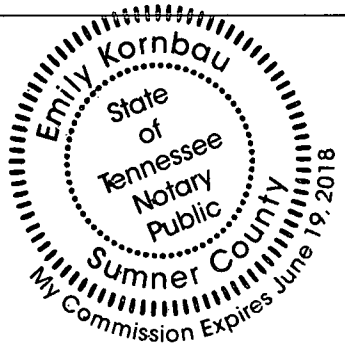


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $215,500.00.

Affiant

Sworn to and subscribed before me this 9th day of December, 2014.

Notary Public
My Commission Expires: 6-19-18

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jasmine Goodman	2552 Jordan Ridge Drive	Owner	
2552 Jordan Ridge Drive			058-09-0A207.00 CO
Nashville, TN 37218	Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Mitchell Hunter Parks and Cathy Parks husband and wife,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Jasmine Goodman an unmarried woman,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 198, on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument #20070824-0101605 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mitchell Hunter Parks, unmarried, by Warranty Deed, from Fox Ridge Homes, of record in Instrument # 20080919-0095542, Register's Office for Davidson County, Tennessee, dated September 18, 2008 and recorded September 19, 2008.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20160110389 DEEDWARR
Recvd: 12/15/16 13:56 3 pgs
Fees:18.00 Taxes:797.35
20161215-0131711

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

The Plan of Record in Instrument # 20070824-0101605, said Register's Office.

Easement for Water Mains, of record in Book 6255, Page 578, said Register's Office.

Easement for Sanitary Sewer / Storm Drainage, of record in Book 8326, Page 230, said Register's Office.

Easement for Storm Water Detention, of record in Instrument # 20001011-0100954, # 20031010-0150887, # 20070112-0005338, # 20060126-009689, said Register's Office.

Judgment in Instrument # 20150302-0018087, Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument(s) of record in Instrument #20000915-0092002; Supplemental amendment # 20011025-0117168. Second Supplemental amendment # 20020828-0103983, Third Supplemental amendment # 20041229-0153772, Fourth Supplemental amendment # 20061120-0143523, # 20061120-0143524, # 20070905-0106402, said Register's Office.

HOA Charter of record in Instrument # 20011126-0128291, said Register's Office.
Agreement for Rights and Obligations of record in Instrument # 20041229-0153373, said Register's Office.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of December, 2016.

Mitchell Hunter Parks

Cathy Parks

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Mitchell Hunter Parks and Cathy Parks husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 9th day of December, 2016.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-24-2017