This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $372,000.00.

Affiant

Subscribed and sworn before me this the 30th day of January, 2017.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans: T20170009348 DEEDWARR
Recvd: 02/01/17 10:27 2 pgs
Fees: 13.00 Taxes: 1376.40
20170201-0010603

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marian Andreescu	Quicken Loans Inc.	084-05-0-054.00
1212 Laurel St	1050 Woodward Ave	
Nashville, TN 37203	Detroit, MI 48226	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL E. GOODS AND DAMITA GOODS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIAN ANDREESCU, AN UNMARRIED MAN,AND AMANDA MARIE LEUNG, AN UNMARRIED WOMAN, as tenants in common with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael E. Goods and Damita Goods, husband and wife by Quitclaim deed from Michael E. Goods of record in Instrument No. 20060111-0004187 Register's Office for Davidson County, Tennessee, dated January 09, 2006 and recorded on January 11, 2006.

Being also known as 823 Rose Park Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 823 Rose Park Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MEG

DO BY MEG ATF

Witness my hand this the 30th day of January, 2017.

Michael E. Goods

Damita Goods by Michael E. Goods her attorney in fact

Damita Goods
BY: Michael E. Goods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michael E. Goods**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2017.

My commission expires:
1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

On this 30th day of January, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared **Michael E. Goods** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Damita Goods** by Specific POWER OF ATTORNEY dated Jan 27 2017, and who acknowledged that he executed the same as the free act and deed of **Damita Goods**.

Witness my hand and official seal this 30th day of January, 2017.

My commission expires:
1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public