(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3/4 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Douglas Goodroe	New Owner	
(NAME)	(NAME)	072-14-4J-001.00 CO
1611 Straightway Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AR REALTY, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DOUGLAS GOODROE, AN UNMARRIED MAN,** 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:

SEE ATTACHED EXHIBIT "A"

BILL GARRETT, Davidson County
Trans:T20170030872 DEEDWARR
Recvd: 04/12/17 11:25 3 pgs
Fees:18.00 Taxes:1161.80
20170412-0035796

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1611 Straightway Ave., Nashville, TN 37206
(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 my hand this 30th day of March, 2017

AR REALTY, LLC

BY: _____

ADAM RIPMASTER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Adam Ripmaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of AR Realty, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2017.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 1 of STRAIGHTWAY AVENUE ONE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for STRAIGHTWAY AVENUE ONE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108480, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of STRAIGHTWAY AVENUE ONE COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108480, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA to AR Realty, LLC, as recorded on the 18th day of June, 2015 in Instrument No. 20150618-0058440; Quitclaim Deed from Organ Electric Service, Inc. to Equity Trust Company, Custodian FBO Edward W. Meek IRA, as recorded on the 18th day of June, 2015 in Instrument No. 20150618-0058439; Final Decree Confirming Sale in Instrument No. 20130905-0093794; Decree for Redemption in Instrument No. 20150224-0015859; Quitclaim Deed from Mary McWhirter and Carla Y. McWhirter to Organ Electric Service, Inc., as recorded on the 16th day of April, 2012 in Instrument No. 20120416-0032051; Final Decree Confirming Sale to the Metropolitan Government in Instrument No. 20130822-0088812; Decree for Redemption in Instrument No. 20150526-0048342; Quitclaim Deed from Mary McWhirter and Carla Y. McWhirter Sircy to Organ Electric Service, Inc., as recorded on the 17th day of July, 2007 in Instrument No. 20070717-0084996; Quitclaim Deed from Edward Berry, Unmarried to Mary McWhirter and Carla Y. McWhirter, as recorded on the 5th day of August, 2004 in Instrument No. 20040805-0094443; Installment Deed from Carl McWhirter and wife, Mary McWhirter to Edward Berry, as recorded on the 29th day of November, 1995 in Deed Book 9871, Page 965 in the Register's Office of Davidson, Tennessee.