THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511746

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2017.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-8-18

BILL GARRETT, Davidson County
Trans:T20170044410 DEEDWARR
Recvd: 05/25/17 09:30 2 pgs
Fees:13.00 Taxes:1239.50
20170525-0051974

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Quinn	New Penn Financial, LLC	Tax Parcel ID No.
7348 Olmsted Drive	PO Box 740039	155-08-0E-086.00 CO
Nashville TN 37221	Cincinnati, OH 45274-0039	

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, **Tracey Goddard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan John Quinn**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 63, as shown on the map entitled Final Plat Resubdivision Bellevue Highlands Phase 2, of record in Instrument No. 20010202-0010403, 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 TRACEY GODDARD, by deed from KEVIN D. ESTES and wife, ALICE M. ESTES, of record in Instrument No. 20060803-0094341, dated July 31, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 155-08-0E-086.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20010202-0010403, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11592, page 670, amended in Instrument No. 20101104-0088413, said Register's Office.

Easements, assessments, special assessments, charges and liens, contained in Declaration of Protective Covenants for Bellevue Highlands Subdivision of record in Book 11592, page 670, said Register's Office.

This is improved property located at 7348 Olmsted Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of May, 2017.

Tracey Goddard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey Goddard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018