File #200450387

Davidson County DEEDWARR
Recvd: 09/21/04 13:53 2pgs
Fees:13.00 Taxes:1036.00
20040921-0113591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

jtc file #17413-3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00.

John W. Molteni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Molteni and wife Jeannette Molteni	NEW OWNER	Map 160-16B
(NAME) 608 Palisades Court	(NAME)	Parcel 104.00
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **GODDARD CONSTRUCTION COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPNAY,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **JOHN W. MOLTENI AND WIFE JEANNETTE MOLTENI**, 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 all of Lot No. 128, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Goddard Construction Company, LLC by Special Warranty Deed dated December 15, 2003 of record in Instrument No. 20031217-0180089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 11388, Page 52, Book 11388, Page 89, Instrument No. 20010614-0062687, Instrument No. 20010614-0062686, Instrument No. 20010614-0062685, Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366 Instrument No. 20030814-0116886 and in Instrument No. 20031217-018008; By-Laws of record in Book 11388, Page 71; Amended and Restated Charter of record in Instrument No. 20000524-0051842; Quitclaim Deed conveying common area of record in Instrument No. 20010208-0012529; Deed of Revocation of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053795, Instrument No. 20000531-0053796 and Instrument No. 20000531-0053797; Easement for Drainage Facilities of record in Book 7902, Page 389; Easement for Water Main and Appurtenances of record in Book 8371, Page 320; Storm Water Detention Agreement of record in Book 11115, Page 281 and Book 11115, Page 286; all matters shown on plat of record in Plat Book 9700, Pages 936-941; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 608 Palisades Court, Brentwood, TN 37027
(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 Grantor covenants with the said GRANTEES that it is 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 17th day of September, 2004.

Goddard Construction Company, LLC

By: Preston W. Goddard

Its: Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Preston W. Goddard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Goddard Construction Company, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 17th day of September, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076