WARRANTY DEED

File Number: 70527

Davidson County DEEDWARR
Recvd: 04/02/08 08:26 2 pgs
Fees:13.00 Taxes:85.10

20080402-0032760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Goddard	RICHARD GODDARD	
(NAME)	(NAME)	
1517 Arthur Ave.	1537 ARTHUR AVE.	081-12-0-249.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NASHVILLE, TN 37208	
(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, Tenn 4 LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Goddard, 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:

1517 Arthur Avenue, Nashville, TN 37208 **Map 081-12-00 Parcel 249.00**

Land in Davidson County, Tennessee, being the southerly one-half of Lot 351, on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock", of record in Book 21, Page 23, Register's Office for said County.

Said part of Lot No. 351 fronts 25 feet on the westerly side of Arthur formerly Wetmore Avenue, and runs between parallel lines, 150 feet to an alley.

Being the same property conveyed to Janie Nesbitt Bowers, by Quitclaim Deed from Willie Theresa Sowell and Herberlene Nesbitt Blair, recorded on August 8, 2002, in Instrument # 20020828-0104029, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joseph Perry, by Warranty Deed from Janie Nesbitt Bowers, recorded on May 5, 2006, in Instrument # 20060526-0062185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phase 10 Management, LLC, by Warranty Deed from Joseph Perry, recorded on July 20, 2006, in Instrument # 20060720-0087750, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tenn 4, by Warranty Deed from Phase 10 Management, LLC, recorded on July 26, 2006, in Instrument # 20060726-0090456, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☒

This is improved ☐ property, known as 1517 Arthur Ave., Nashville, TN 37208

(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 27th day of March, 2008.

Tenn 4 LLC

By: _____

Rhonda Ford, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rhonda Ford, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Owner of TENN 4, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such Owner, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Rhonda Ford as such Owner.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2008.

_____
Notary Public
My Commission Expires: 4/28/09