Return To
First National Financial Title
Services
5034 Thoroughbred Lane
Brentwood, TN. 37027

BILL GARRETT, Davidson County
Trans:T20090042146 DEEDWARR
Recvd: 06/24/09 11:25 3 pgs
Fees:18.00 Taxes:444.00
20090624-0058719

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Richard Goddard, Grantors
TO: Shenika D. Welch, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Shenika D. Welch 1537 Arthur Avenue Nashville, TN 37208	Same as Owner	081-12-0-259.00

Delores I. de Priest
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 23rd day of June, 2009.

My commission expires: 01-09-2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Richard Goddard**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Shenika D. Welch**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 39 feet of Lot No. 357 on the Plan of McGavock, Wetmore and Others' First Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County, said part of Lot No. 357 fronts 39 feet on the westerly side of Arthur Avenue and extends back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to James C. Jordan, Jr. and wife, Virginia Annette Jordan, by Warranty Deed from Thomas E. Young and Julia Helen Young, dated 05/20/55 and recorded 05/31/55 in Book 2401, page 350, Register's Office for Davidson County, Tennessee.

Included in the above legal description but excluded from this conveyance.

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 356 and 357 on the plan of McGavock, Wetmore and Others' Addition, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County,

Tennessee; thence with the easterly margin of said alley and the westerly boundary of Lot 357 in the aforesaid subdivision, N 47 deg. 28' 24" W 39 feet to a point, said point being the common corner between the northerly 11 feet and the southerly 39 feet of said Lot 357; thence with the line of severance between the northerly 11 feet and the southerly 39 feet of said Lot 357, N 42 deg, 41' 10" E 89 feet to a point; thence S 2 deg. 23' 32" E 55.08 feet to a point in the common line between said Lots 356 and 357; thence with the common line between said Lots 356 and 357, S 42 deg. 41' 10" W 50 feet to the point of beginning.

Lot No. 358; Being the northerly 32 feet of Lot No. 358 in the Addition to Nashville, called the Town of McGavock a plan of which is of record in Deed Book No. 21, page 23, Register's Office of Davidson County, Tennessee, the said northerly part of Lot No. 358 fronts 32 feet on the westerly side of Arthur Avenue (formerly Wetmore Street) and runs back between parallel lines 150 feet to an alley.

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson and City of Nashville, and more particularly described as follows:

Being the southerly eighteen (18) feet of Lot No. 358 and the northerly eleven (11) feet of Lot No. 357 in the addition to Nashville, Tennessee, called the Town of McGavock, a plan of which is recorded in Book No. 21, Page 23, in the Register's Office of said County, said southerly part of said Lot No. 358 and the northerly part of said Lot No. 357 together front twenty-nine (29) feet on the westerly side of Arthur Avenue, formerly Wetmore Avenue and extends back westwardly between parallel line, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to James C. Jordan, Jr. and wife, Virginia A. Jordan, by Quitclaim Deed from the Metropolitan Government of Nashville and Davidson County, dated 5/18/94 and recorded 06/06/94 in Book 9369, page 404, Register's Office for Davidson County, Tennessee.

ALL BEING the same property conveyed to Richard Goddard by warranty deed, recorded September 21, 2007 in Instrument No. 20070921-0112849, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1537 Arthur Avenue, Nashville, Tennessee .

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 17th day of June, 2009.

"GRANTORS"

Richard Goddard

Richard Goddard

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Richard Goddard, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 17th day of June, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/2012