BILL GARRETT, Davidson County
Trans:T20120060974 DEEDWARR
Recvd: 08/15/12 15:49 2 pgs
Fees:13.00 Taxes:780.70

20120815-0073170

WARRANTY DEED

ET-12-2661

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF August, 2012.

Notary Public

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. Frazee	New Owner (NAME)	
908 11th Avenue N.		92-4-280.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GODDARD CONSTRUCTION COMPANY, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN L. FRAZEE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 1/2 of Lot 31, of C M Holts Plan, as shown on plat of record in Plat Book 21, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Goddard Construction Company, LLC, a Tennessee limited liability company by Warranty Deed from Timothy L. Patton and son, Marquice L. Patton, as joint tenants with right of survivorship, recorded on the 30th day of June, 2008 in Instrument No. 20080630-0067023, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county taxes for the year 2012 and subsequent years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C M HOLTS PLAN, as recorded in Plat Book 21, Page(s) 33; (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069 (Phillips Jackson Redevelopment District); all of the Register's Office for Davidson County, Tennessee; and any and all existing easements, reservations and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 908 11th Avenue N., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of August, 2012.

Goddard Construction Company, LLC
BY: _____
Preston W. Goddard, Sole Member

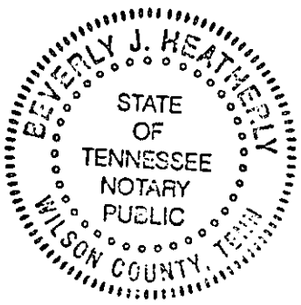
STATE OF Tennessee
COUNTY OF Wilson

On this the 2nd day of August, 2012, before me personally appeared Preston W. Goddard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Goddard Construction Company, 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.

Witness my hand and official seal, this the 2nd day of August, 2012.

Beverly J. Heatherly
Notary Public
My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520