BILL GARRETT, Davidson County
Trans:T20140069922 DEEDWARR
Recvd: 09/18/14 11:08 2 pgs
Fees:13.00 Taxes:259.00
20140918-0085708

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14809

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Victor C. Tyler and Elfreda B. Tyler	New Owners	14-08-14809
1019 Nesbitt Drive		
Nashville, TN 37207		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Goodness, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Victor C. Tyler and wife, Elfreda B. Tyler (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Reserved Parcel "B", OZARK HILLS, as shown on plat of record in Plat Book 3700, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Bob Bellenfant to Goodness, LLC as recorded on the 3rd day of December, 2009 in Instrument No. 20091203-0110984 as corrected by Scrivener's Affidavit as recorded on the 31st day of December, 2009 in Instrument No. 20091231-0119048; Scrivener's Affidavit as recorded on the 5th day of March, 2010 in Instrument No. 20100305-0017308; see also Default Judgment as recorded on the 12th day of March, 2014 in Instrument No. 20140312-0020667; Default Judgment as recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078060 and Default Judgment as recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078062, in the Register's Office of Davidson County, Tennessee.

This is improved real property located at 1012 Nesbitt Drive, Nashville, TN 37207.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. All matters and conditions shown on the plat of Ozark Hills, of record in Plat Book 3700, page 20, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $70,000.00
(
(Affiant
(Subscribed and sworn to before me
(this 16th day of September, 2014.
(
(My Commission Expires: May 8, 2017 Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 16th day of September, 2014.

Goodness, LLC, a Tennessee
limited liablity company

By: _____
Bob Bellenfant, Manager

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bob Bellenfant of Goodness, LLC, a Tennessee limited liability company with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the Manager for the Goodness, LLC, a Tennessee limited liability company and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as Manager for the Goodness, LLC, a Tennessee limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of September, 2014.

_____
My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017