BILL GARRETT, Davidson County
Trans:T20140088325 DEEDWARR
Recvd: 11/24/14 12:51 2 pgs
Fees:13.00 Taxes:1479.63
20141124-0108018

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,908.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2014. Notary Public My commission expires: 11/3/15

KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sheila R. Pelletier Charles S. Goe 408 Chesterfield Ave. Nashville, TN 37212	SAME	104-10-0-124.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MADER INVESTMENTS, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES S. GOE AND SHEILA R. PELLETIER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 186 on the Map showing R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erie Drake, County Surveyor, October 10, 1930, as follows:

Beginning on the Northeasterly margin of Chesterfield Avenue, at a point 210 feet Northwest of the Northwesterly margin of Overlook, formerly Hillside Drive, being the corner of Lot Numbers 185 and 186; thence with said Avenue, Northwestwardly 94 feet to the corner of Lot Numbers 126 and 186; thence with the line between said two lots, Northeastwardly 210 feet to the Southerly margin of an alley; thence crossing said alley Northwardly 10 feet, more or less, to the Southeast corner of Lot Number 192 in the Southwesterly line of Lot Number 188; thence with the Southwesterly line of Lot Numbers 188 and 187, Southeastwardly 147.5 feet to the corner of Lot Numbers 185 and 186; thence with the line between said two lots, Southwestwardly 182.75 feet to the beginning.

BEING the same property conveyed to Mader Investment, LLC, by Warranty Deed from Dorothy B. Beck, unmarried, dated July 12, 2007 and recorded July 20, 2007, of record in Instrument Number 20070720-0086739, in the Register's Office for Davidson County,

Tennessee.

The address of the herein described property is believed to be 408 Chesterfield Avenue, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 20th day of November, 2014.

MADER INVESTMENTS, LLC

Craig G. Mader - manager

BY: CRAIG G. MADER, MANAGER

STATE OF TEXAS
COUNTY OF Erath

On this the 19th. day of November, 2014, before me, appeared Craig G. Mader, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Manager of Mader Investments, LLC, a Wyoming Limited Liability Company, and that said instrument was signed in behalf of said Mader Investments, LLC, and said Manager acknowledged said instrument to be the free act of deed of said Mader Investments, LLC.

WITNESS my hand and seal, this the 19th day of November, 2013.

KELSEY LEDWIG
Notary Public, State of Texas
My Commission Expires
June 12, 2018

Notary Public

Kelsey Ledwig
Printed Notary Name

My commission expires: June 12 2018