BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103326 DEEDWARR
Recvd: 11/22/16 12:06 2 pgs
Fees:13.00 Taxes:1387.50
20161122-0123293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF November 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goddard Construction Co., LLC	New Owner	
(NAME)	(NAME)	
6217 B & 6219 New York Avenue		TRACT I: 091-02-021.00(UNIMPROVED) TRACT II: 091-02-20.00(IMPROVED)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **EDDIE VANDERPOOL AND FRANCES LEONARD VANDERPOOL, HUSBAND AND WIFE AND** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GODDARD CONSTRUCTION CO., LLC,** 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:

TRACT I: 6217 B New York Ave., Nashville, TN 37209

Being the Easterly 35 feet of Lot No. 18 of Block 21, on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

Said part of Lot No. 18 fronts 35 feet on the Southerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eddie Vanderpool and wife, Frances Leonard Vanderpool by Warranty Deed from Lillian Mable Redmond Leonard, recorded on the 1st day of February, 1996 in Deed Book 9934, Page 88, in the Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 20 of Block 21 on the Map of Cherokee Park Subdivision as of record in Book No. 161, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the South side of New York Avenue and runs back between parallel lines 150 feet to an alley. Said Lot No. 20 runs back with the Easterly margin of 63rd Avenue (formerly 22nd Street).

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Being the same property conveyed by Quitclaim Deed from Sheila Leonard Brown, Sherri Leonard Martin and Timothy B. Leonard, as Heirs at Law of William A. Leonard to Frances Vanderpool, as recorded on the 27th day of September, 2010 in Instrument No. 20100927-0076704, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 161, Page 75, said Register's Office(Tract I & II); and Easement for the flow of the waters of the Richland Creek and the rights of the public therein(Tract I); and Easement for Sewer/Storm Drainage, recorded in Book 3880, Page 81(Tract II).

unimproved x
This is improved x property, known as 6217 B & 6219 New York Avenue, Nashville, TN 37209
(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 21 day of November, 2016.

Eddie Vanderpool

EDDIE VANDERPOOL

Frances L Vanderpool

FRANCES LEONARD VANDERPOOL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie Vanderpool and Frances Leonard Vanderpool, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of November, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

John Gregory Hardeman

Notary Public