Davidson County DEEDWARR
Recvd: 11/29/16 09:53 3 pgs
Fees:18.00 Taxes:1646.50
20161129-0124928

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2016.

Notary Public
My commission expires: 3-7-17

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

03-1609-38623

Address of New Owner:	Send Tax Bills to:	Tax Information:
John W. Goddard	*Same as new owner*	142-16-0-A-048.00-CO
1112 Bedfordshire Court		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roland H. Myers, III and wife, Margaret R. T. Myers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **John W. Goddard and Jeannette C. Goddard, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Phase Two, Devon Park, of record in Book 6250, Page 432, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roland H. Myers, III and wife, Margaret R. T. Myers by deed from Bernita K. Brown and husband, James H. Brown, dated April 24, 2001, recorded April 27, 2001, of record in Instrument No. 20010427-0042828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1112 Bedfordshire Court, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of November, 2016.

Roland H. Myers, III 11/17/16

Margaret R. T. Myers 11-17-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Roland H. Myers, III and Margaret R. T. Myers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of November, 2016.

Julie E Dyess
Notary Public

JULIE E. DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires: 3-7-17

True Copy Certification

I, __Amy Tidwell_____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of ____TN_____

County of ____~~Williamson~~ Davidson GED

Personally appeared before me, __Julie Dyess_____[Name of Notary], a notary public for this county and state, _____Amy Tidwell_____[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie E Dyess
Notary's Signature

JULIE E. DYESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/7/17

{Notary' Seal}