PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170031692 DEEDWARR
Recvd: 04/17/17 10:44 2 pgs
Fees:13.00 Taxes:1887.00
20170417-0036761

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 13th day of April, 2017 by and between The Paula Godsey Trust, hereinafter referred to as GRANTOR, and Charles Niewold, LLC, a Tennessee limited liability company hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 of Block "F", on the Plan of Cherokee Park, Section 1, of record in Plat Book 547, page 169 and 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Paula Diane Godsey, Trustee of The Paula Godsey Trust, by Trustee's Deed, from Paula Diana Godsey, Successor Trustee of The James P. Godsey Living Trust, established by the Revocable Trust Agreement of James P. Godsey, dated March 13, 2001, dated February 26, 2009, recorded March 4, 2009, of record in Instrument No. 20090304-0019015, Trustee's Deed, Deed of Correction, to correct address for Tract Two of record in Instrument No. 20090504-0040309, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to James P. Godsey, Trustee of the James P. Godsey Living Trust, established by the Revocable Trust Agreement of James P. Godsey, dated March 13, 2001, by Warranty Deed, from James P. Godsey, dated January 17, 2001, recorded March 20, 2001, of record in Instrument No. 20010320-0026825, Register's Office for Davidson County, Tennessee. James P. Godsey died December 17, 2008. Upon the death of James P. Godsey, Paula Diane Godsey became the Successor Trustee of said James P. Godsey Living Trust. James P. Godsey was survived by his wife, Connie Gupton Godsey, who subsequently died on January 28, 2009. Under the James P. Godsey Living Trust, upon the deaths of James P. Godsey and Connie Gupton Godsey all assets pass in trust to their only child, Paula Diana Godsey.

This is [xx]improved [ ]unimproved property known as: 3910 Valley Road, Nashville, TN 37205

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

The Paula Godsey Trust

By: Paula Diane Godsey Trustee
Paula Diane Godsey , Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, M. Todd Jacks, a Notary Public of said State and County aforesaid, personally appeared **Paula Diane Godsey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **The Paula Godsey Trust**, the within named bargainor, a Trust and that she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as **Trustee**.

Witness my hand and seal, at office in Nashville, this the 13th day of April, 2017.

Notary Public
My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Charles Niewold, LLC
423 Jackson Blvd,
Nashville, TN 37205

Send Tax Statements to:
Charles R. Niewold, LLC
423 Jackson Blvd,
Nashville, TN 37205

Map & Parcel: 103 120 196.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $510,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Chas R Niewold LLC
Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of April, 2017.

Notary Public

My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

RETURN TO:
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17-1-102