NEW OWNER:
Goddard Construction Co., LLC
9695 Lebanon Rd Ste 400
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 17-0040

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
Tract 1: 091-02-021.00
Tract 2: 091-02-020.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170054063 DEEDQC
Recvd: 06/23/17 13:24 3 pgs
Fees:17.00 Taxes:0.00
20170623-0063558

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife**, do hereby convey all of their interest in the below property unto **Goddard Construction Co., LLC, a Tennessee limited liability company**, its heirs and assigns, forever, all of their right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Tract 1:
Being ALL 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.

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.

Being part of the same property conveyed to Goddard Construction Co., LLC by Warranty Deed from Eddie Vanderpool and Frances

Leonard Vanderpool, husband and wife, dated November 21, 2016, and recorded in Instrument No. 20161122-0123293, Register's Office for Davidson County, Tennessee.

Said Warranty Deed only conveyed the "Easterly 35 feet of Lot No. 18". Eddie Vanderpool, Frances Leonard Vanderpool, and all of their predecessors in title have paid real property taxes on Lot No. 18 for the last 90+ years, and they have no knowledge of anyone else claiming an interest in the subject property. The title record does not reflect any conveyance of the remaining 15 feet of Lot No. 18 either. The purpose of this quitclaim deed is to ensure that the bona fide purchaser receives the entire parcel of Lot No. 18.

This is UMIMPROVED property.

Tract 2:
Land in Davidson County, Tennessee, being ALL of 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.

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

Being part of the same property conveyed to Goddard Construction Co., LLC by Warranty Deed from Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife, dated November 21, 2016, and recorded in Instrument No. 20161122-0123293, Register's Office for Davidson County, Tennessee.

Said Warranty Deed stated that "Said Lot No. 20 fronts 60 feet on the South side of New York Avenue"; however, Lot No. 20 actually fronts 50 feet on the South side of New York Avenue. The purpose of this quitclaim deed is to ensure that the bona fide purchaser receives the entire parcel of Lot No. 20, but that the proper boundary lines are referenced.

This is IMPROVED property known as 6217 B & 6219 New York Avenue, Nashville, TN 37209.

WITNESS SIGNATURE(S) this 20th day of June, 2017.

Eddie Vanderpool

Eddie Vanderpool

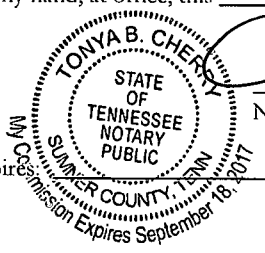
Frances S Vanderpool

Frances Leonard Vanderpool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Eddie Vanderpool and Frances Leonard Vanderpool**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of June, 2017.



Notary Public

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 20th day of June, 2017.

Notary Public

My commission expires: _____

