Chapman

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **1212 Goodloe, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kella Stephenson Farris, Trustee of the 1212 Goodloe Drive Trust, dated 21st ~~of July~~ August 2017,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Harpeth Acres, Section IV, of record in Plat Book 2133, page 65, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

TRACT II:
Beginning at a point, said point being the northwest corner of Lot NO. 10 of an unrecorded plan of Harpeth Acres, Section IV, 7th Civil District, Davidson County, Tennessee, said point also being in the southerly margin of the Sawyer Tract, thence N 88 degrees -03' W. 10 feet to a point; thenc S 1 degree -57' W. parallel to the line between Lots No. 9 and 10 feet therefrom to the east to the northerly margins of Goodloe Drive thence in an easterly direction 10 feet to the southwesterly corner of Lot No. 10 thence along the westerly margin of Lot No. 10 north 1 degree -57' E. to the point of beginning.

Being the same property conveyed to 1212 Goodloe, LLC, a Tennessee limited liability company, by deed from Martha C. Wise a/k/a Mrs. Henry A. Wise, unmarried, dated December 18, 2015, of record in Instrument No. 20151221-0127695, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1212 Goodloe Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Bill Garrett Davidson County
Batch# 8143 **DEEDWARR**
10/04/2017 09:21:55 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00



20171004-0101636

WITNESS THE EXECUTION HEREOF this 21 day of August, 2017.

1212 Goodloe, LLC

Timothy E. Anderson, Member

Camille J. Anderson, Member

State of CA
County of San Luis Obispo

On this 21 day of August, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Timothy E. Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is a Member of the maker, 1212 Goodloe, LLC and that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 1212 Goodloe, LLC as a Member.

Notary Public

My Commission Expires: 2/8/18

LOLA L. WINGATE
COMM. # 2057171
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM. EXP. FEB. 8, 2018

State of CA
County of San Luis Obispo

On this 21 day of August, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Camille J. Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is a Member of the maker, 1212 Goodloe, LLC and that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of 1212 Goodloe, LLC as a Member.

Notary Public

My Commission Expires: 2/8/18

LOLA L. WINGATE
COMM. # 2057171
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM. EXP. FEB. 8, 2018

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,650,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of August, 2017.

Notary Public

My Commission Expires: _____

NEW OWNER:
1212 Goodloe Trust
PO Box 121859
Nashville, TN
37212

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
131-15-0-029.00