WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1182

Bill Garrett Davidson County
Batch# 46527 DEEDWARR
01/10/2018 10:04:13 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20180110-0003242

WARRANTY DEED

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**.

Affiant

Subscribed and sworn to before me, this the 8 day of January, 2018.

Notary Public

My commission expires: 4-28-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maria Neophytou-Foster **Sherleon Foster**	**Gardner Financial Services LTD, dba Legacy Mutual Mortgage**	**091-02-0-021.00**
6219 New York Avenue	**3503 Paesanos Pkwy**	
Nashville, TN 37209	**San Antonio, TX 78231**	

FOR AND IN 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,

Goddard Construction Company, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Neophytou-Foster and Sher Leon Foster, wife and husband

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 1 (Parcel No. 091-02-021.00)

BEING all of the Easterly 35 feet of Lot No. 18, on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

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 Goddard Construction, LLC, a Tennessee limited liability company having Quitclaimed to Goddard Construction Co., LLC, a Tennessee limited liability company, by Quitclaim Deed, dated June 29, 2017, of record in Instrument No. 20170629- 0065719 Register's Office for Davidson County, Tennessee.

THE said Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife having Quitclaimed to Goddard Construction Co., LLC, a Tennessee limited liability company, by Quitclaim Deed, dated June 20, 2017, of record in Instrument No. 20170623-0063558, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Goddard Construction Co. LLC, a Tennessee limited liability company, from Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife, dated November 21, 2016, of record in Instrument No. 20161122-0123293, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record as shown in Plat Book 161, Page 75, said Register's Office for Davidson County, Tennessee;

2) Easement for the flow of waters of the Richland Creek and the rights of the public therein;

3) Taxes which have been prorated and assumed by the Grantee(s) herein, and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **6219 New York Avenue, Nashville, TN 37209**

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 its hand by its duly authorized officer this 8th day of **January, 2018.**

Goddard Construction Company, ~~LLC~~, a Tennessee limited liability company

By: _____
Preston Goddard, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Preston Goddard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the **Managing Member of Goddard Construction Company, LLC** , the within-named bargainor, a limited liability company, and that he, as such **Managing Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of **January, 2018.**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 11/8/21