WARRANTY DEED

Bill Garrett Davidson County
Batch# 67610 DEEDWARR
03/12/2018 08:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20180312-0022834

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 9th day of March, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Pranit Chotai **Silky Chotai**	Same	**091-02-020.00**
6221 New York Ave		
Nashville, TN 37209		

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

Pranit Chotai and Silky Chotai

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:

LAND in Davidson County, Tennessee, being Lot. No. 20 of Block 21 and the westerly 15 feet 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 Davidson County, Tennessee.

Said Lot 20 and westerly 15 feet of Lot 18 together front 65 feet on the southerly margin of New York Avenue and run back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Goddard Construction Company, LLC, a Tennessee limited liability company by Warranty Deed, dated November 21, 2016, from Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife, of record in Instrument No. 20161122-0123293, and further being all of the same property conveyed to Goddard Construction Company, LLC, a Tennessee limited liability company by Quitclaim Deed, dated June 20, 2017, from Eddie Vanderpool and Frances Leonard Vanderpool, husband and wife, of record in Instrument No. 20170623-0063558, Register's Office for Davidson County, Tennessee; and further being all of the same property conveyed to Goddard Construction Company, LLC, a Tennessee limited liability company by Quitclaim Deed, dated June 29, 2017, of record in Instrument No. 20170629-0065719, and further being all of the same property conveyed to Goddard Construction Company, LLC, a Tennessee limited liability company by Quitclaim Deed, dated March 6, 2018, of record in Instrument No. 20180307-0021370, Register's Office for Davidson County, Tennessee.

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

1. The Plan as shown on Exhibit "C "to the Declaration of Covenants, Conditions, Restrictions, of record in Instrument No. 20170629-0065720, First Amendment of record in Instrument No, 20180307-0021371, Register's Office for Davidson County Tennessee;

2. Subject to all matters shown on Plat Book 161, Page 75, Register's Office for Davidson County Tennessee;

3. Declaration of Covenants, Conditions and Restrictions and By-Laws of 6221 New York Avenue commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170629-0065720, First Amendment of record in Instrument No, 20180307-0021371, Register's Office for Davidson County Tennessee;

4. Charter of 6221 New York Avenue Commons Owners Association of record in Instrument No. 20180201-0010544, Register's Office for Davidson County Tennessee;

5. Easement for the flow of waters of the Richland Creek and the rights of the public therein;

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

This is Improved (_X__) Unimproved (____) property, known as **6221 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 **9th** day of March, 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 of said County and State, personally appeared **Preston Goddard, Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Managing Member** of **Goddard Construction Co., LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Preston Goddard** as **Managing Member.**

Witness my hand, at office at Nashville, Tennessee, this **9th** day of **March, 2018.**

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 11/8/21

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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 Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 12.05.19