Bill Garrett Davidson County
Batch# 93128 DEEDWARR
05/16/2018 02:06:02 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20180516-0046831

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-43564

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2018.

Notary Public

My commission expires: May 22, 2019
(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
Corry Tucker	New Owner	0910-22M-00200co (2018 Map & Parcel #)
6223 New York Avenue Unit B		
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, LLC, a Tennessee limited liability company

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

Corry Tucker, a single woman

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 Unit B, as shown on the Plat attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 6221 New York Avenue Commons, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20170629-0065720, and as amended by First Amendment to the Declaration of Covenants, of record in Instrument No. 20180307-0021371, Register's Office for Davidson County, Tennessee.

BEING part 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 part 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 part 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, said Register's Office; and further being part 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, said Register's Office; see also Instrument of Correction, dated April 27, 2018, of record in Instrument No. 20180430-0040517, 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 as shown on Exhibit "C" to the Declaration of Covenants, Conditions, Restrictions in Instrument No. 20170629-0065720 and First Amendment of record in Instrument No. 20180307-0021371, said 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 Owners Association, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170629-0065720, corrected in First Amendment in Instrument No, 20180307-002137, 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 (____) Unimproved (_X___) property, known as **6223 New York Avenue Unit B, 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 **4th** day of **May, 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 **4th** day of **May, 2018.**

_____

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY