WARRANTY DEED

Karen Johnson Davidson County
Batch# 255220 DEEDWARR
07/11/2019 10:03:01 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00

20190711-0067596

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua L. Fickert-Rowland	Joshua L. Fickert-Rowland	07116021200
(NAME)	(NAME)	
1120 N 6TH Street	1120 N 6TH Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Goddard Construction Co, LLC, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joshua L. Fickert-Rowland and Erin M. Fickert-Rowland, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 123 and the Southerly 15 feet of Lot 122 on the Plan of Oakwood Park, as shown on the plat of the same of record in Plat Book 421, Page 12, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made and described as follows:

Said Lot 123 and part of Lot No. 122 front together 46 feet on the Westerly side of North Sixth Street, and run back parallel lines 165 feet to an alley.

Being the same property conveyed to Goddard Construction Co., LLC by Warranty Deed dated 07/11/2018, from Ryan Paige and Paul Kim, of record in Instrument 20180719-0070391, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 421, Page 12; and Agreement for Dedication of Public Right of Way of record in Instrument 20181002-0097710, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Goddard Construction Co., LLC by Warranty Deed dated 07/11/2018, from Ryan Paige and Paul Kim, of record in Instrument 20180719-0070391, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 421, Page 12; and Agreement for Dedication of Public Right of Way of record in Instrument 20181002-0097710, all of record in the Register's Office for Davidson County, Tennessee.

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 GRANTEE(S), his/her/their 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.

Effective the 10th day of June, 2019.

Goddard Construction Co, LLC

By: _____
Preston Goddard, Member

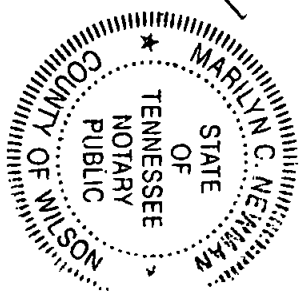
STATE OF TENNESSEE
COUNTY OF Wilson

On this 10th day of June, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Goddard Construction Co., LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

_____ 5-17-21
Notary Public My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122



State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public within 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/her oath acknowledged himself/herself to be the Member of the within named bargainor, Tennessee Limited Liability Company, and that he as such 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 the said Preston Goddard, as such Member

Witness my hand and Official seal this 10th day of June, 2019.

Marilyn C. N

Notary Public:

My Commission Expires: 5-17-21

