WARRANTY DEED

Karen Johnson Davidson County
Batch# 497585 DEEDWARR
10/16/2020 02:14:05 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20201016-0120845

J-MA-20-805

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Goddard Construction, LLC	**New Owner**	
(NAME)	(NAME)	
9695 Lebanon Rd., Ste. 400		**119-12-139.00** **119-12-119.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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 consideration, the receipt of which is hereby acknowledged, **ERIKA VALERIE FOWLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GODDARD CONSTRUCTION, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract I
Known as 0 Briley Parkway, Nashville, TN 37211

A tract or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being all of the remainder of Lot Nos. 106 and 107 on the Plan of Battlewood, Section Two, of record in Book 1835, Pages 95 and 96, Register's Office for said County, not used as a right-of-way as shown on a survey made by the State of Tennessee, Department of Highways, Project S-6326, Tract Nos. 7 and 11.

Beginning at the rear corner of Lot Nos. 107 and 108 as shown on said plan; thence Southerly 45 feet, more or less, along the line between said Lots to a point on the Northerly margin of Briley Parkway; thence North 74 degrees 08' 16" East 180 feet, more or less, along the Northerly margin of Briley Parkway, the same being parallel to and 110 feet from the centerline of Briley Parkway to a point; thence Northwesterly 115 feet, more or less, along the rear line of Lot 106 to the rear corner of Lots 106 and 107; thence Southwesterly 106.24 feet along the rear line of Lot No. 107 to the point of beginning.

Tract II
Known as 805 Drummond Drive, Nashville, TN 37211

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section Two, Battlewood, of record in Book 1835, Pages 95 and 96, Register's Office for said County.

Said Lot No. 104 fronts 144.81 feet on the southwesterly side of Drummond Drive and runs back 203.12 feet on the northwesterly line and 144.97 feet on the southerly line to a dead line in the rear, measuring 116 feet thereon.

Included in the description of Tract II, but excluded from this conveyance, is that property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 3577, Page 585, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 104 on the Plan of Section Two, Battlewood, of record in Book 1835, Pages 95 and 96, Register's Office for said County.

Beginning at a point between Lots 104 and 106 where the North right of way line of Briley Parkway crosses said point, running easterly along the North right of way line of Briley Parkway 183' to a point in the westerly right of way line of Drummond Drive; thence Southerly along the Easterly line of Lot No. 104, 20' to a point in the Easterly side of Lot 104; thence Westerly 144.97' to a point in the Westerly line of said Lot; thence in a northwesterly direction 57' to the point of beginning and containing 5000 sq. ft., more or less.

Being the same property conveyed to Erika Valerie Fowler by Deed from Edward Bert Fowler recorded June 21, 1976 in Book 5037, Page 241, Register's Office for said County.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Pages 95 and 96, Register's Office for Davidson County, Tennessee.
- Conveyance to Metropolitan Government of record in Book 3577, Page 585, Register's Office for Davidson County, Tennessee. (Tract II)
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Briley Parkway and 805 Drummond Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF OCTOBER, 2020.

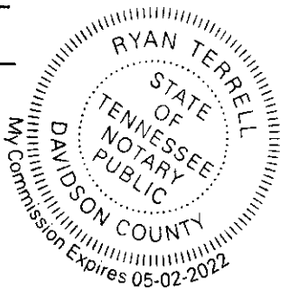
Erika V. Fowler
Erika Valerie Fowler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIKA VALERIE FOWLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212