WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/08 12:39 2 pgs
Fees:13.00 Taxes:418.10
20081008-0102130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

C. [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF OCTOBER, 2008.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Nunez	CHURCHILL MORTGAGE	Map 163-11-E
(NAME)	(NAME)	
2950 Baby Ruth Lane Unit 13	761 OLD HICKORY BLVD	Parcel 13 CO
(ADDRESS)	SUITE 400 (ADDRESS)	
Antioch, TN 37013	BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **STEVE VETTER AND WIFE, DANIELLE HOLLAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS NUNEZ, AN UNMARRIED MAN,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 13 on the Plat of Timber Trace Townhomes, Second Revision, of record in Instrument #20001122-0115447, as revised in Instrument #20010104-0001310 and in Instrument #20020514-0059199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steve Vetter and wife, Danielle Holland, by deed from York Construction, LLC, of record in Instrument #20011231-0145282, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Instrument #20001122-0115447, as revised in Instrument #20010104-0001310 and in Instrument #20020514-0059199, said Register's Office; and (c) Master Deed and Bylaws of record in Instrument #20001122-0115563, Instrument #20010314-0024381, Instrument #20010329-0030062 and Instrument #20020517-0060761, said Register's Office. *20081008-0102129

MARK SISSEL EXECUTES THIS INSTRUMENT AS ATTORNEY IN FACT ON BEHALF OF STEVE VETTER AND DANIELLE HOLLAND PURSUANT TO THE POWER OF ATTORNEY RECORDED IN INSTRUMENT NO. *, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 2950 Baby Ruth Lane, Unit 13, Antioch, Tennessee 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 1st day of October, 2008.

Attorney in Fact

Steve Vetter by Mark Sissel

Steve Vetter By: Mark Sissel, ~~His Attorney~~ in Fact

Danielle Holland by Mark Sissel

Danielle Holland By Mark Sissel, Her Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of October, 2008, before me personally appeared Mark Sissel, to me known to be the person who executed the foregoing instrument on behalf of Steve Vetter and Danielle Holland and acknowledged that he executed the same as the free act and deed of Steve Vetter and Danielle Holland.

Witness my hand and official seal at Nashville, Tennessee this 1st day of October, 2008.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider

Notary Public