WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240000.00 Carney Coats Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF AUGUST, 2009. J Brandon Miller Notary Public MY COMMISSION EXPIRES: 11-22-10 (AFFIX SEAL)

J. BRANDON MILLER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah M. Violin	Sun Trust Mortgage, Inc.	Map 118-1, Parcel 337.00
(NAME)	(NAME)	
926 Halcyon Avenue	401 Commerce St., Suite 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Vista Investments, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sarah M. Violin, an unmarried 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 the westerly part of Lot No. 20 on the Plan of Noel's Idlewild Addition, as of record in Book 161, page 120, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 20 fronts 50 feet on the northerly side of Halcyon Avenue and runs back 150.0 feet on the easterly line and 151.0 feet on the westerly line with the easterly margin of 10th Avenue South, to an alley measuring 50.0 feet, more or less, thereon.

Being the same property conveyed to Vista Investments, LLC by Warranty Deed from Kristin Smith, now known as Kristin Russell dated January 2, 2007 and recorded in Instrument No. 20070104-0001898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 926 Halcyon Avenue, Nashville, TN 37204

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, has 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.

BILL GARRETT, Davidson County
Trans:T20090057368 DEEDWARR
Recvd: 08/21/09 12:15 2 pgs
Fees:13.00 Taxes:906.50
20090821-0078869

Witness our hands this 20th day of August, 2009.

Vista Investments, LLC
By: Chad Williams, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chad Williams, 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 Chief Manager, and is authorized to execute the instrument on behalf of Vista Investments, LLC, the within named bargainor, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal this 20th day of August, 2009.

Notary Public

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010