File No. 210100361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/22/10

William T. Chapman, IV
State Of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lesley Ann Kinnis	New Owner	09015013800
(NAME)	(NAME)	
451 Capri Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Vaco Investment Group, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lesley Ann Kinnis, unmarried**, hereinafter called the grantee(s), HER 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 Lot No. 1150, on the plan of Charlotte Park, Section 16, of record in Plat Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 1150 fronts 89.3 feet on the westerly margin of Capri Drive and extends back 146.8 feet on the southerly line and 151.7 feet on the northerly line to a broken line in the rear, measuring 81.0 feet thereon.

Being the same property conveyed to VACO INVESTMENT GROUP LLC by Deed from ERIC SOX, dated 03/17/2010 and filed for record on 03/19/2010 in Instrument 201003190020732, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 3300, Page 97, said Register's Office.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3502, page 586 and Book 3611, page 549, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).

Easement as shown of record in Book 787, Page 58, Register's Office for said County.

Easement as shown of record in Book 1136, Page 1, Register's Office for said County.

Easement as shown of record in Book 1151, Page 531, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20100067844 DEEDWARR
Recvd: 10/26/10 13:14 2 pgs
Fees:13.00 Taxes:647.50
20101026-0085669

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 451 Capri Drive, Nashville, TN 37209
(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 GRANTEE(S), HER 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), HER 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 25th day of October, 2010.

VACO INVESTMENT GROUP, LLC

By: 10-25-10
Joseph Michael Spain
Its: Chief Manager

VACO INVESTMENT GROUP, LLC

By: 10/25/10
Joseph Charles Wilson, II
Its: Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joseph Charles Wilson, II, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of VACO INVESTMENT GROUP, LLC, the within bargainor, a Tennessee limited liability company, and that he as such, executed the forgoing instrument for the purposes therein contained, by signing the name of the company by himself as Secretary.

Witness my hand at office this 25 day of October, 2010.

Commission expires: 10.28.12

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joseph Michael Spain, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of VACO INVESTMENT GROUP, LLC, the within bargainor, a Tennessee limited liability company, and that he as such, executed the forgoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal this 25 day of October, 2010.

My Commission Expires: 10.28.12

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY