BILL GARRETT, Davidson County
Trans:T20110080827 DEEDWARR
Recvd: 12/21/11 12:41 2 pgs
Fees:13.00 Taxes:3163.50
20111221-0099690

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN110878

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Brian Bivens et ux 4103 Vailwood Drive Nashville, TN 37215	Same address as new owner	117130056.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fifty Five Thousand and 00/100 Dollars ($855,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KELLY D. LAND, TRUSTEE OF THE VAILWOOD TRUST**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN BRIAN BIVENS AND ELIZABETH CLARK ROSE BIVENS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Part Three, Wallace Subdivision, of record in Plat Book 1130, page 82, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly D. Land, Trustee of The Vailwood Trust, by QUITCLAIM Deed from Kirk R. Leipzig, dated 7/27/2010, recorded 8/3/2010, of record in Instrument No. 20100803-0060924, in the Register's Office for Davidson County, Tennessee. Reference also Warranty Deed to Kelly D. Land, Trustee of The Vailwood Trust, from Bryan P. Church, married, dated 7/13/2010, recorded 7/14/2010, of record in Instrument No. 20100714-0055142, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 1130, page 82; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 4002 Vailwood Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 15th day of December, 2011.

Kelly D. Land, Trustee of The Vailwood Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of December, 2011, before me, appeared Kelly D. Land, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Trustee of The Vailwood Trust, and that said instrument was signed in behalf of said Trust, and said Kelly D. Land acknowledged said instrument to be the free act and deed of said Trust.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY