WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-7696

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Ann Sexton	New Owner	142090D21600CO
(NAME)	(NAME)	
8536 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032018 DEEDWARR
Recvd: 05/02/12 09:59 3 pgs
Fees:18.00 Taxes:608.65
20120502-0037464

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, a limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lisa Ann Sexton, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 8536 along with Carport 8536-C , on the plan of First Revision, River Plantation, Section X, Phase IIC, of record in Plat Book 9700, Page 186-187, said Register's Office, reference to which is hereby made for a more complete description. Being further established by the Master Deed of record in Book 9394, Page 598 and amended in Book 10024, Page 409 and Instrument 200812030117317, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Vaco Investment Group LLC by Deed from Carol F. King and Barbara F. Richards and Rebecca G. Ferris, dated 09/15/2011 and filed for record on 09/20/2011 in Instrument 201109200072772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 9700, Page 186, Plat Book 9700, Page 187, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7389, Page 924, said Register's Office.
Master Deed and By-Laws filed for record in Book 9394, Page 598, said Register's Office. Said Masterdeed was amended of record in Book 10024, Page 409 and in Instrument 200812030117317, said Register's Office.
Said By-Laws were amended of record in Instrument 200812030117316, said Register's Office.
Charter of record in Book 7402, Page 591, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200908250079851, said Register's Office.
County of Davidson taxes for the year 2012 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 8536 Sawyer Brown Road, Nashville, TN 37221
(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), their heirs and/or 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/or 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 hand this 20 day of April, 2012

VACO INVESTMENT GROUP, LLC

_____, CM
Joseph Michael Spain
Chief Manager

_____, MEMBER
Joseph Charles Wilson, II
Secretary

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Michael Spain, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Vaco Investment Group, LLC, a limited liability company, and that he is authorized by Vaco Investment Group, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 20th day of April, 2012.

_____
Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Charles Wilson, II, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Vaco Investment Group, LLC, a limited liability company, and that he is authorized by Vaco Investment Group, LLC to execute this instrument on its behalf.

Witness my hand and official seal this 20 day of April, 2012.

Notary Public
My Commission Expires: 9/25/15

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

