THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2013

Notary Public

MY COMMISSION EXPIRES: 10/19/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christi R. Vanoye	Sunbrust Mortgage	MAP 103-06-0
5521 Meadowcrest Lane	P.O. Box 79041	PARCEL 068.00
Nashville, TN 37209	Baltimore, MD 21279-0041	
(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, **Jason Lynn Finch**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christi R. Vanoye and husband Carlos G. Vanoye**

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 Lot No. 3 on the Plan of Section One, Richland Meadows, of record in Plat Book 2083, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Lynn Finch by Warranty Deed from Curtiswood, LLC, of record at Instrument No. 20060222-0020592, Register's Office for Davidson County, Tennessee, dated February 15, 2006 and recorded on February 22, 2006. Having since married, his spouse Laura E. Anderson joins in this conveyance, waiving any marital interest she may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **5521 Meadowcrest Lane, Nashville, TN 37209.**

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.

BILL GARRETT, Davidson County
Trans:T20130040803 DEEDWARR
Recvd: 05/16/13 09:52 2 pgs
Fees:13.00 Taxes:765.90

20130516-0049302

Witness ____ hand( ) this the 14 day of May, 2013.

Jason Lynn Finch

Laura E. Anderson

STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Lynn Finch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14 day of May, 2013.

My Commission expires: My commission has no expiration date

Notary Public
Attorney at Law
Supreme Ct # 0023800

STATE OF OHIO

COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura E. Anderson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14 day of May, 2013.

My Commission expires: My commission has no expiration date

Notary Public
Attorney at Law
Supreme Ct # 0023800