BILL GARRETT, Davidson County
Trans: T20130069425 DEEDWARR
Recvd: 08/13/13 09:52 2 pgs
Fees: 13.00 Taxes: 277.50

20130813-0084731

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-CC-13-634

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Stuart	Ian Stuart	
P.O. Box 723070	(NAME) P.O. Box 723070	
(ADDRESS) San Diego, CA 92172-3070	(ADDRESS) San Diego, CA 92172-3070	70-4-3.00
(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, we PRINCE E. VANCE AND CASSANDRA VANCE-BOWMAN AND SONJIA M. CRUTCHFIELD AND EUNICE VANCE AND JUDITH VANCE AND GREGORY VANCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IAN STUART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 93, PLAN OF HAYNES HEIGHTS, SECTION II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGES 58 AND 59, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ISAIAH L. VANCE, SR. AND WIFE, ALEXINE VANCE TO ISAIAH L. VANCE, SR. AND WIFE, ALEXINE VANCE, ISAIAH L. VANCE, JR., PRINCE E. VANCE, CASSANDRA J. VANCE AND SONJIA M. CRUTCHFIELD, AS TENANTS IN COMMON AS RECORDED ON THE 13TH DAY OF NOVEMBER, 2001 IN INSTRUMENT NO. 20011113-0124444 AND WARRANTY DEED FROM ANDREW ANDERSON AND WIFE, MARY SUE ANDERSON TO ISAIAH L. VANCE, SR. AND WIFE, ALEXINE VANCE AS RECORDED ON THE 26TH DAY OF APRIL, 1996 IN DEED BOOK 10028, PAGE 629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALEXINE VANCE HAVING SINCE DIED INTESTATE ON MAY 11, 2005 LEAVING ISAIAH L. VANCE, SR., ISAIAH L. VANCE, JR., PRINCE E. VANCE, CASSANDRA J. VANCE ALSO KNOWN AS CASSANDRA VANCE-BOWMAN AND SONJIA M. CRUTCHFIELD AS HER HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130813-0084725 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ISAIAH L. VANCE, SR. HAVING SINCE DIED INTESTATE ON MAY 27, 2009 LEAVING ISAIAH L. VANCE, JR., PRINCE E. VANCE, CASSANDRA J. VANCE ALSO KNOWN AS CASSANDRA VANCE-BOWMAN AND SONJIA M. CRUTCHFIELD AS HIS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130813-0084726 AND INSTRUMENT NO. 20130813-0084727, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ISAIAH L. VANCE, JR. HAVING SINCE DIED INTESTATE ON JULY 17, 2012 LEAVING EUNICE VANCE, JUDITH VANCE AND GREGORY VANCE AS HIS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130813-0084728 AND INSTRUMENT NO. 20130813-0084729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 2331, PAGES 58 & 59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved (X) property, known as 634 West Nocturne Drive, Nashville, Tennessee 37207

(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 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 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/our hand(s) this 1st day of August, 2013.

Prince E. Vance

Prince Vance

Cassandra Vance-Bowman

Cassandra Vance-Bowman

Sonjia M. Crutchfield

Sonjia M. Crutchfield

Eunice E. Vance

Eunice Vance

Judith Vance

Judith Vance

Gregory Vance by Patty Parsons Attorney in fact.

Gregory Vance by Patty Parsons, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Prince E. Vance, Cassandra Vance-Bowman, Sonjia M. Crutchfield, Eunice Vance, Judith Vance, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2013.

C. Loy Carney

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared PATTY PARSONS to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREGORY VANCE and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY VANCE.

Witness my hand and official seal, this the 1st day of August, 2013.

C. Loy Carney

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903