BILL GARRETT, Davidson County
Trans:T20130077778 DEEDWARR
Recvd: 09/09/13 10:32 2 pgs
Fees:13.00 Taxes:1091.13

20130909-0094791

# WARRANTY DEED

G-ZR-13-308

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 |
|---|---|---|
| Matthew Gale | Tennessee Bank & Trust | |
| 308 Cross Timbers Drive (ADDRESS) | 4007 Hillsboro Road (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | 128-14-81.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES C. VANCE AND WIFE, MAY N. VANCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW GALE AND WIFE, RACHEL GALE , 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 159, HARPETH PARK, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 58, 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 MAY N. VANCE TO JAMES C. VANCE AND WIFE, MAY N. VANCE AS RECORDED ON THE 28TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060828-0105556; QUITCLAIM DEED FROM JIMMY C. VANCE TO MAY N. VANCE AS RECORDED ON THE 6TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007060067142; QUITCLAIM DEED FROM VICTOR HAZELWOOD, TRUSTEE TO JIMMY C. VANCE AND WIFE, MAY N. VANCE AS RECORDED ON THE 6TH DAY OF JULY, 2000 IN INSTRUMENT NO. 200007060067140; QUITCLAIM DEED FROM TIMOTHY R. TURNER, TRUSTEE TO MAY N. VANCE AS RECORDED ON THE 25TH DAY OF JANUARY, 1985 IN DEED BOOK 6481, PAGE 99 AND WARRANTY DEED FROM JONES LUMBER COMPANY, INCORPORATED TO JIMMY C. VANCE AND WIFE, MAY N. VANCE AS RECORDED ON THE 16TH DAY OF MAY, 1966 IN DEED BOOK 4017, PAGE 225, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 58; RESTRICTIONS OF RECORD IN BOOK 3990, PAGE 68; AGREEMENT OF RECORD IN BOOK 7496, PAGE 141 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 308 Cross Timbers Drive, Nashville, Tennessee 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 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 4th day of September, 2013.

James C. Vance by Nicholas Perenich, Jr., Attorney in Fact

James C. Vance by Nicholas Perenich, Jr.,
Attorney in Fact

May N. Vance by Nicholas Perenich, Jr., Attorney in Fact

May N. Vance by Nicholas Perenich, Jr.,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared NICHOLAS PERENICH, JR. 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 JAMES C. VANCE AND MAY N. VANCE and who acknowledged he executed the same as the free act and deed of the said JAMES C. VANCE AND MAY N. VANCE.

Witness my hand and official seal, this the 4th day of September, 2013.

Notary Public
My Commission Expires:

(SEAL)

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

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