BILL GARRETT, Davidson County
Trans:T20130090034 DEEDWARR
Recvd: 10/18/13 14:30 2 pgs
Fees:13.00 Taxes:508.75

20131018-0109222

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-10-15

(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Bright	US Bank	061-07-0-081.00
(NAME)	(NAME)	
1114 Richmond Drive	333 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN, 37201	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Van Veen, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren E. Bright, unmarried**, hereinafter called the Grantee, her 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 and being Lot No. 24 on the Plat of King's Subdivision, Section No. 1, as of record in Book 1130, page 94, Register's Office of said County. Said Lot No. 24 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to a dead line.

BEING the same property conveyed to Michael Van Veen, unmarried by deed dated July 01, 2008 from Steve M. McHone and wife, Carol E. McHone and filed of record in Instrument # 20080710-0071058, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1114 Richmond Drive, Nashville, TN 37216

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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this **11th** day of **October, 2013**.

_____ _____
Michael Van Veen

_____ _____

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned authority, **Michael Van Veen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **October, 2013**.

RUTH ANN GUETLEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19884004610
MY COMMISSION EXPIRES 11/07/2016

Ruth Ann Guetlein
Notary Public

My commission expires:
Nov. 7, 2016