Davidson County DEEDWARR
Recvd: 06/10/14 07:25 5 pgs
Fees:28.00 Taxes:651.20
20140610-0050149

WARRANTY DEED

MAIL RECORDED DEED TO:

AUDREY RATTLER
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

RYAN VAN NUCK
4820 DANBY DRIVE
NASHVILLE, TN 37211

APN# 147050 119.00
2#974852

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-SIX THOUSAND AND 00/100 Dollars ($176,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID A. VIGIL, a married man, joined by his spouse, MICHELE VIGIL (herein, "Grantor"), whose address is 4818 Danby Drive, Nashville, TN 37211, hereby sells, transfers and conveys to RYAN VAN NUCK (herein, "Grantee"), whose address is 4820 Danby Drive, Nashville, TN 37211, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4818 Danby Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 31 day of May, 2014

PIN NO: 147 05 0 119.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

David A. Vigil

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David A. Vigil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2014

[Affix Notary Seal]

Ann Stathos Dormell
State of Tennessee Notary Public
Davidson County

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/14

GRANTOR:

Michele Vigil

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michele Vigil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2014

[Affix Notary Seal]

Ann Stathos Dormell
State of Tennessee Notary Public
Davidson County

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/06/14

OATH OF CONSIDERATION

STATE OF _____
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,000.00.

GRANTEE

Grantee signature _____
Ryan Van Nuck

Subscribed and sworn to under oath before me, this 2nd day of June, 2014

[Affix Notary Seal]

Ann Stephos Donnell
State of Tennessee Notary Public
Davidson County

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/12/16

EXHIBIT A

[Legal Description]

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. 84 ON THE PLAN OF SECTION I, REVISED, CALDWELL HALL, AS OF RECORD IN BOOK 2900, PAGES 57, 58, AND 59 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 84 FRONTS 85 FEET ON THE EAST SIDE OF DANBY DRIVE, AND EXTENDS BACK 128 FEET ON THE NORTH LINE AND 120 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 103.4 FEET..

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Deed 20010604-57651 on June 4, 2001.

PIN NO: 147 05 0 119.00

STREET ADDRESS:

4818 Danby Dr, Nashville, TN 37211

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Anthony Vega, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~ Marisela Loyola], a notary public for this county and state, [~~name of person making certification~~ * Anthony Vega] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 08/25/17

Notary' Seal (if on paper)

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017