File Box 8

BILL GARRETT, Davidson County
Trans:T20140041174 DEEDWARR
Recvd: 06/11/14 13:37 2 pgs
Fees:13.00 Taxes:1975.43
20140611-0050864

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $533,900.00

Affiant

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Subscribed and sworn to before me, this 10th day of June, 2014.

Notary Public
My commission expires:

02-1405-49022

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven W. Nygard 2502 Vaulx Ln Nashville TN 37204	Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55408	118-02-0-G-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacqueline S. Willis and Mark J. Willis, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven W. Nygard and wife, Nenita P. Nygard, hereinafter called the Grantees, their successors 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 Unit No. 2502, together with the appurtenant interest in the common elements of Townhomes at 2500 Vaulx Avenue, a horizontal property regime established by Declaration of Covenants, Conditions, and, of record in Instrument No. 20110830-0066915, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Dream Build Nashville, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Dream Build Nashville, LLC, a Tennessee Limited Liability Company, dated August 16, 2011, recorded August 30, 2011,of record in Instrument No. 20110830-0066914, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jacqueline S. Willis and Mark J. Willis, wife and husband by deed from Dream Build Nashville, LLC, a Tennessee Limited Liability Company, dated October 1, 2012, recorded October 4, 2012, of record in Instrument No. 20121004-0091215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2502 Vaulx Ln, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 4th day of June, 2014.

Jacqueline S. Willis

Mark J. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline S. Willis and Mark J. Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of June, 2014.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

12/27/17