This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014060010

BILL GARRETT, Davidson County
Trans:T20140045036 DEEDWARR
Recvd: 06/25/14 11:09 2 pgs
Fees:13.00 Taxes:1147.00
20140625-0055510

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $310,000.00

Sworn to and subscribed before me this 20th day of June, 2014.

Affiant

Notary Public
my comm exp. 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Christopher Grandchamp	SWBC Mortgage Corp.	061-030-175.00
5011 Inglewood Court	9311 San Pedro Ave. #100	
Nashville, TN 37216	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vineyard Homes, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Grandchamp and Candi Grandchamp,** husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 & 52 on the Plan of Inglewood Heights Subdivision of A.J. Coleman property of record in Plat Book 1424, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe N. Smith, a married man by deed from Vera Daniel, a widow of record in Instrument No. 20020605-0068046 Register's Office for Davidson County, Tennessee, dated 5/30/2002 and recorded on 6/5/2002.

Being the same property conveyed to Vineyard Homes, LLC, a Tennessee limited liability company by deed from Joe N. Smith, a married man of record in Instrument No. 20140310-0019670 Register's Office for Davidson County, Tennessee, dated 3/7/2014 and recorded on 3/10/2014.

Being also known as 5011 Inglewood Court Nashville, TN 37216.

This is improved property known as **5011 Inglewood Court, Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X_ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this20th day of June, 2014.

Vineyard Homes, LLC,

Joshua Walton, Sole Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joshua Walton, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [herself] to be the Sole Member of Vineyard Homes, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [herself] as Sole Member.

Witness my hand and seal, this 20th day of June, 2014.

Notary Public

My Commission Expires: 7-20-15

