WARRANTY DEED

BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-14-0828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Rodney VanPelt and Avery VanPelt	NEW OWNER	
(NAME)	(NAME)	**129-15-99.00**
828 Highland Crest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **JENNIFER O. BLACK AND MATTHEW C. BLACK, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW RODNEY VANPELT AND AVERY VANPELT, HUSBAND AND WIFE** 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 102, WEST MEADE HIGHLANDS, SECTION 2, as shown on plat of record in Plat Book 3700, Pages 124-125, 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 to Jennifer O. Black and Matthew C. Black wife and husband by Warranty Deed from Andrew B. Sacks and wife, Diane E. Sacks, recorded on the 19th day of June, 2009 in Instrument No. 20090619-0057370, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HIGHLANDS, SECTION 2, as recorded in Plat Book 3700, Page(s) 124-125.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4132, Page 146.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **828 Highland Crest Drive, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20140046107 DEEDWARR
Recvd: 06/30/14 08:33 2 pgs
Fees:13.00 Taxes:1289.45

20140630-0056772

Witness my/our hand(s) this the 25th DAY OF JUNE, 2014.

Jennifer O. Black by John Gleaves, attorney-in-fact

Matthew C. Black by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 JENNIFER O. BLACK AND MATTHEW C. BLACK, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER O. BLACK AND MATTHEW C. BLACK.

Witness my hand and official seal, this the 25th of June, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212