WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(AFFIX SEAL)

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William B. Howell	NEW OWNER	156-02-0 203.00
(NAME)	(NAME)	
951 Beech Bend Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140081967 DEEDWARR
Recvd: 10/30/14 15:05 2 pgs
Fees:13.00 Taxes:664.15
20141030-0100278

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vaco Investment Group, LLC , a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William B. Howell , an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 765, on the plan of Section Four, Harpeth Woods, as shown on plat of record in Plat Book 5200, Page 560, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vaco Investment Group, LLC by Warranty Deed dated 01/15/2010 from American Consulting Corporation of record in Instrument 201001210005205, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plan Book 5200, Page 560, said Register's Office.
Restrictions of record in Book 6097, Page 560, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 951 Beech Bend Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 24th day of October, 2014.

VACO INVESTMENT GROUP, LLC

By: Joseph Michael Spain
Its: Chief Manager

By: Joseph Charles Wilson, II
Its: Secretary

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Michael Spain, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Vaco Investment Group, LLC, a limited liability company, and that he is authorized by Vaco Investment Group, LLC to execute this instrument on its behalf.

Witness my hand and seal this 24th day of October, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Charles Wilson, II, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Vaco Investment Group, LLC, a limited liability company, and that he is authorized by Vaco Investment Group, LLC to execute this instrument on its behalf.

Witness my hand and seal this 24th day of October, 2014.

Notary Public
My Commission Expires: 8/27/17

DONALD R. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027