BILL GARRETT, Davidson County
Trans: T20140095674 DEEDWARR
Recvd: 12/22/14 14:04 2 pgs
Fees: 13.00 Taxes: 852.85
20141222-0116974

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (CMT)

The actual consideration or value, whichever is greater, for this transfer is $230,500.00

Affiant

Subscribed and sworn to before me, this 18th day of December, 2014.

Notary Public

My commission expires SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHARLOTTE VERMEEREN	NEWOWNER	**08306015300**
221 SCOTT AVENUE		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

WILLIAM F. DIAZ, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLOTTE VERMEEREN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 LOT NO. 11 AND THE NORTH 25 FEET ON LOT 12 ON THE PLAN OF BEAUMONT PLACE, OF RECORD IN BOOK 332, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. DIAZ, A SINGLE PERSON, BY WARRANTY DEED FROM DON C. CROUCH AND WIFE, LYNN CROUCH, DATED 08/13/2009 AND RECORDED ON 08/18/2009 IN INSTRUMENT NUMBER 20090818-0077696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 221 SCOTT AVENUE, NASHVILLE, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 18th day of December, 2014.

WILLIAM F. DIAZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM F. DIAZ, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2014.

Notary Public

My Commission Expires: **My Commission Expires: August 17, 2016**

LAUWANA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY