WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $808,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHERA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp

R-VRES-15-3606

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)
Timothy P. Vacek	NEW OWNER	
(NAME)	(NAME)	**104-05-0-288.00**
3606 Central Ave		
(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 **LAWRENCE YOO AND JESSICA DELANEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY P. VACEK, UNMARRIED,** 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 No. 252 on the Plan of Richland Realty Co's Second Subdivision Division B of record in Plat Book 332, Page 92, 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 Lawrence Yoo and spouse, Jessica Delaney by Warranty deed from The Avenue Group, LLC of record in Instrument No. 20100412-0027494 Register's Office for Davidson County, Tennessee, dated April 8, 2010 and recorded on April 12, 2010.

This conveyance is subject to:
- Property Taxes for 2015 and subsequent.

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3606 Central Ave , 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:T20150011535 DEEDWARR
Recvd: 02/13/15 15:30 2 pgs
Fees:13.00 Taxes:2991.45
20150213-0013571

Witness my/our hand(s) this the 11th DAY OF FEBRUARY, 2015.

Lawrence Yoo by John Gleaves as Attorney in Fact

Jessica Delaney by John Gleaves as 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 LAWRENCE YOO AND JESSICA DELANEY, and who acknowledged he/she/they executed the same as the free act and deed of the said LAWRENCE YOO AND JESSICA DELANEY.

Witness my hand and official seal, this the 11th of February, 2015.

Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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