WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023458 DEEDWARR
Recvd: 03/31/15 11:06 2 pgs
Fees:13.00 Taxes:819.55
20150331-0027692

STATE OF TENNESSEE OF DAVIDSON NOTARY PUBLIC SUSAN L HEINRICH COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cameron T. Brown and wife, Ashley Brown	OWNER	126 16 0A 627.00
(NAME)	(NAME)	
7441 Riverland Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-One Thousand Five Hundred And No/100 Dollars ($221,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph Vanoy and wife, Sarah Vanoy**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cameron T. Brown and wife, Ashley Brown** , 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:

Being Lot No. 382 on the Final Plat of Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, Register's Office of Davidson County, Tennessee which is hereby referenced for a more complete and accurate legal description.

Being the same property conveyed to Joseph Vanoy and wife, Sarah Vanoy by Warranty Deed from Corinthian Custom Homes, Inc., dated April 12, 2007 and recorded April 16, 2007 as Instrument No. 20070416-0045071, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 7441 Riverland Drive, Nashville, TN 37221

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, has 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 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 our hands this 23rd day of March, 2015.

Joseph Vanoy

Sarah Vanoy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

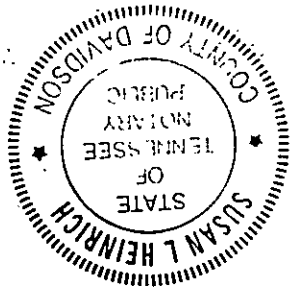
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Joseph Vanoy and wife, Sarah Vanoythe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2015.

Notary Public

My Commission Expires: 9/10/18

(SEAL)



File Number: GRN-150885