WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vineyard Homes, LLC	Vineyard Homes, LLC	062-00-0-262.00
(NAME)	(NAME)	
1932 Streamfield Ct	1932 Streamfield Ct	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, William L. Baize and wife, Dorcas Baize, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vineyard Homes, LLC, a Tennessee limited liability company, 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(s) 2, as shown on the map entitled Baize Property, of record in Instrument No. 20050802-0090345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to WILLIAM L. BAIZE AND WIFE, DORCAS BAIZE, by deed from GERALD T. WALWORTH, CHARLES T. WALWORTH AND LINDA R. ELI, of record in Book 6966, page 597, dated August 29, 1986, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 0 Pennington Bend Road, Nashville, TN 37214
(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 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 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.
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.

BILL GARRETT, Davidson County
Trans:T20150037870 DEEDWARR
Recvd: 05/15/15 10:31 2 pgs
Fees:13.00 Taxes:425.50
20150515-0044817

Witness our hands this 14th day of May, 2015.

William L. Baize

Dorcas Baize

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of May, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William L. Baize and Dorcas Baize**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY