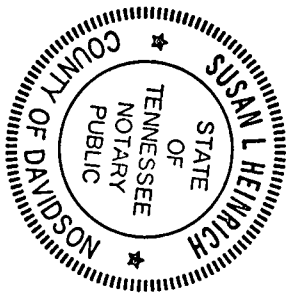
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$285,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES:
(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).
Stephen Rapp and Stephanie Rapp	USAA Federal Savings	094 01 0 079.00
(NAME)	(NAME)	
612 S 13th Street	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville 37206	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlotte Vermeeren**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Rapp and Stephanie Rapp**, 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. 48 on the amended plan of lot lying between 12th and 13th Streets part of Payne, Blakemore and Cummings Addition, of record in Book 57, Page 81, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 50 feet on the westerly margin of South 13th and runs back between parallel lines 161 feet to an alley where it measures 50 feet thereon.

Being the same property conveyed to Joe Spicer and wife, Juanita M. Spicer by Warranty Deed from Bobby D. Osborne dated September 22, 2005 and recorded October 5, 2005 as Instrument No. 20051005-0120263, in said Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Charlotte Vermeeren, unmarried by Warranty Deed from Joe Spicer and wife, Juanita Spicer dated September 5, 2014 and recorded September 5, 2014 as Instrument No. 20140905-0081666, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-151113

BILL GARRETT, Davidson County
Trans:T20150045325 DEEDWARR
Recvd: 06/09/15 12:36 2 pgs
Fees:13.00 Taxes:1054.50
20150609-0054134

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.

unimproved ☐
This is improved ☒ property, known as 612 S 13th Street, 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, 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 19th day of May, 2015.

Charlotte Vermeeren

STATE OF TENNESSEE

COUNTY OF Davidson

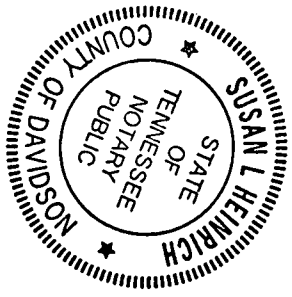
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Charlotte Vermeeren the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within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

Witness my hand and official seal, this the 19th of May, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-151113