BILL GARRETT, Davidson County
Trans:T20150069359 DEEDWARR
Recvd: 08/18/15 09:56 2 pgs
Fees:13.00 Taxes:999.00
20150818-0082916

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2613064

Return to:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $ 270,000.00

April D. Blideman
Affiant

Subscribed and sworn to me, this the 14th day of August, 2015.

Notary Public
My commission expires: April 1, 2017

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Property Address:	Property owner and mail tax bills to:	Parcel ID:
940 Gale Lane Unit 128 NASHVILLE, TN 37204	PENSCO Trust Company Custodian FBO Alan Dillman IRA P.O. Box 173859 Denver, CO 80217	Map 118 05 0 A Parcel 016.00CO

THIS INDENTURE is made effective the 14th day of August, 20 15, by **Alexander D. Van Vliet, and wife, Stacey M. Van Vliet (fka Stacey M. Haberberger)**, First Parties, for the purpose of conveying the premises described herein to PENSCO Trust Company Custodian FBO Alan Dillman IRA, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being designated as 4-A as shown on the Plan of St. Martin Square now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, Page 186, and amended in Instrument Number 20031107-0163683, 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 Alexander D. Van Vliet, unmarried and Stacey M. Haberberger, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Erick D. Snyder and wife, Katherine Snyder, dated May 21, 2012 of record at Instrument No. 20120530-0046448, Register's Office for Davidson County, Tennessee. Stacey M. Van Vliet, First Party herein, covenants and warrants that she is one and the same person as Stacey M. Haberberger as shown therein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 4460, Page 186, which shows an Owner's Certificate, certain notes, easements and setback lines; Charter of 12 South Towers Homeowner's Association, Inc. of record in Book 4611, Page 674 as amended in Instrument No. 20031107-0163682; By-Laws of record in Book 4611, Page 692 as amended in Instrument No. 19991230-0308948; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 4611, Page 682 as amended in Book 4710, Page 224 and in Instrument No. 20031107-0163683; and Quitclaim Deed of common area to Homeowner's Association of record in Book 4710, Page 602, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Alexander D. Van Vliet

Stacey M. Van Vliet

STATE OF Texas)
COUNTY OF Dallas)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Alexander D. Van Vliet**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Dallas County, this the 24 day of July, 2015.

NOTARY PUBLIC

My Commission Expires:
Aug 6, 2016

AMIT PRAFULLBHAI PATEL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 8/6/16

STATE OF Texas)
COUNTY OF Dallas)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Stacey M. Van Vliet**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Dallas County, this the 24 day of July, 2015.

NOTARY PUBLIC

My Commission Expires:
Aug. 6, 2016

AMIT PRAFULLBHAI PATEL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 8/6/16

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.