6

WARRANTY DEED

J. DYKE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Vehling and Shana Vehling	Farmington Mortgage	141150C030.00
(NAME)	(NAME)	
1416 Forest Side Court	2002 Richard Jones Road, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Richard W. Vehling, and wife and Carol L. Vehling,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Vehling and Shana Vehling, husband and wife,** 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 No. 147 on the Plan of Rolling River Estates, Phase 5, of record in Book 5800, Page 33, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 147 fronts 32.94 feet on the east of line of Forest Side Court and extends back 218.47 feet on the north line and 166.04 feet on the southwest line to a broken rear line, measuring 229.29 feet thereon.

Being the same property conveyed to Richard W. Vehling and wife, Carol L. Vehling by deed dated October 23, 1987 from Ronald L. Rabren and wife, Karen L. Rabren of record in Book 7386, Page 804, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1416 Forest Side Court, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20160016947 DEEDWARR
Recvd: 03/02/16 08:32 2 pgs
Fees:13.00 Taxes:980.50
20160302-0019617

Witness my/our hands this 26th day of February, 2016.

Richard W. Vehling

Carol L. Vehling

State of Florida
County of Sumter

Personally appeared before me Richard W. Vehling and Carol L. Vehling, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of February, 2016.

Notary Public
My Commission Expires: 10/16/2019

File No.: 16-Vehling

DAWN D. REESE
MY COMMISSION # FF 909188
EXPIRES: October 16, 2019
Bonded Thru Notary Public Underwriters