WARRANTY DEED

File #2016030215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/27/2019

(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20160035828 DEEDWARR
Recvd: 05/02/16 09:24 2 pgs
Fees:13.00 Taxes:666.00
20160502-0042516

THIS INSTRUMENT WAS PREPARED BY
Bitmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy A Scott and Jimmy E Allen Jr	Legends Bank	09507009200
(NAME)	(NAME)	
321 Blue Hills Drive	1720 West End Ave Ste 640	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Vernon L Vaden,married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy E Allen Jr. and Timothy A. Scott,** 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. 56, on the plan of Merry Oaks, as the same appears of record in Plat Book 1835, Page 67 and 68, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description. Also conveyed is a tract of land in the Third Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, April 3, 1954, as follows:
Beginning at the common rear corners of Lots 55 and 56 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for said County; thence along the rear line of Lot 56, south 2° 21' east 115 feet to an iron stake at the common rear corner of Lots 56 and 57; thence easterly 50.3 feet to an iron stake at the northeast corner of the property conveyed to John V. Fields and wife, by deed from Harding Harold Ward and wife, of record in Book 2399, page 295, said Register's office; thence north 3° 10' west 122.2 feet to an iron stake; thence westerly 48.3 feet to the point of beginning.

Being the same property conveyed to Vernon L Vaden and wife, Jo Ann Vaden by deed from J.E. Sinor and wife, Louise K Sinor, dated 03/27/1962, of record in Book 3369, Page 99, said Register's Office and by deed from James E Sinor and wife, Louise K. Sinor, dated 06/23/1988, of record in Book 7590, Page 1, said Register's Office. The said Jo Ann Vaden having since died leaving title vested solely in Vernon L Vaden as surviving tenant by the entirety. The said Vernon L Vaden having since remarried to Laura Vaden.

****Laura Vaden, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.****

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 1835, Page 67 and 68, said Register's Office.; Restrictive Covenants as of record in Book 1763, page 139, Book 416, page 145 and amended in Book 1846, Page 109, Book 1855, Page 377, and amended in Book 1876, page 264, said Register's Office.; Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

unimproved ☐
This is improved ☒ property, known as **321 Blue Hills Drive, 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.

Witness our hands this 25th day of April, 2016.

X Vernon L. Vaden by Patrick Vaden, ATTORNEY IN FACT

Vernon L Vaden by Patrick Vaden, attorney-in-fact

X Laura Vaden by Patrick Vaden ATTORNEY IN FACT

Laura Vaden by Patrick Vaden, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 25th day of April, 2016, before me personally appeared Patrick Vaden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Vernon L Vaden and Laura Vaden and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160502-0042515, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 25th day of April, 2016.

Witness my hand and official seal at this 25th day of April, 2016.

Commission expires: 8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Vanessa E Allen
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128