File Box B

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045644 DEEDWARR
Recvd: 05/31/16 13:50 2 pgs
Fees:13.00 Taxes:1165.50
20160531-0054491

R-VRES-16-2536-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Danielle Stoller and Angela E. Noble** | FARMINGTON MORETGAGE | |
| (NAME) **2536 Devon Valley Drive** | (NAME) 2002 RICHARD JONES ROAD SUITE 300A | 142-16-0D-021.00-CO |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) NASHVILLE, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL VOLLMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIELLE STOLLER AND ANGELA E. NOBLE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 69 on the Plan of Final Plat of Devon Valley, Phase I of record in Plat Book 7900, Page 458, 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 Michael Vollman, unmarried by Warranty deed from John Van, married of record in Instrument No. 20050329-0034057 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 29, 2005.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 7900, Page 458, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7517, Page 283, as amended in Book 7517, Page 367, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 618, Book 8796, Page 410, Book 9150, Page 182, Book 10692, Page 750, Register's Office for Davidson County, Tennessee.
- Bay-Laws of record in Book 7517, Page 347 (part of Book 7517, page 283), Book 8180, Page 232 and Book 10692, Page 753, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2536 Devon Valley Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF MAY, 2016.

Michael Vollman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL VOLLMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212