RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500209

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/16 15:07 3 pgs
Fees:18.00 Taxes:1257.63
20160613-0059721

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES:

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 8, 2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunni M. Ray and Gunnar L. Nyblad **1246 Plymouth** **Nashville, TN 37216**	same	**061-12-0-102.00**

FOR AND IN 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, WE,

Andrew Lee, Individual

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sunni M. Ray, unmarried and Gunnar L. Nyblad, unmarried

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. 10 and the westerly half of Lot No. 11 on the map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the Westerly half of Lot No. 11 front together 90 feet on the Southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Andrew Lee, Individual, by Warranty Deed from Catherine A. Oliva and husband, Aaron W. Oliva, dated 6/25/15 and recorded 6/29/15 in Instrument No. 20150629-0062098; and being the same property previously conveyed to Catherine A. Oliva and wife, Aaron W. Oliva, by Warranty Deed from F. Nicole Manscill, unmarried, dated 2/9/06 and recorded 2/16/06 in Instrument No. 20060216-0018784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1246 Plymouth, Nashville, TN 37216**
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 3rd day of June, 2016.

Andrew Lee by Ryan K Newman Attorney in Fact

Andrew Lee by Ryan K. Newman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 3rd day of June, 2016, before me personally appeared Ryan K. Newman to me known to be the person who executed the foregoing instrument in behalf of Andrew Lee as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Andrew Lee.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 2016.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

