# WARRANTY DEED

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Scott D. VanDeBurg | NEW OWNER | Parcel ID: |
| 3421 Salem Cove Ln. | 3421 Salem Cove Ln. | 105050I00100CO |
| Murfreesboro, TN 37128 | Murfreesboro, TN 37128 | |

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

**Larry Powell Builders, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Scott D. VanDeBurg and Soyoung Y. VanDeBurg, 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 Unit "A" on the Plan of 1310 15th Avenue South, a Horizontal Property Regime of record in the Declaration of Covenants, Conditions, and Restrictions for 1310 15th Avenue South of record in Instrument 20140522-0044380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Powell Builders, Inc. by deed from Ashley H. Walker, unmarried, of record in Instrument 20140416-0031730, dated April 15, 2014, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20140522-0044380, and amended in Instrument 20150909-0091488, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4350, Page 26, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1310 15th Avenue S., Nashville, TN 37212-2011

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 my hand this 15th day of July, 2016.

Larry Powell Builders, Inc

BY: _____
Larry W. Powell, President

BILL GARRETT, Davidson County
Trans: T20160061310 DEEDWARR
Recvd: 07/18/16 10:45 2 pgs
Fees: 13.00 Taxes: 1739.00

20160718-0073389

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry W. Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Larry Powell Builders, Inc., the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.