BILL GARRETT, Davidson County
Trans:T20160090372 DEEDWARR
Recvd: 10/13/16 12:49 3 pgs
Fees:18.00 Taxes:897.25
20161013-0108351

WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eliot Ian Davis Pride and Katie Turner	new owner	083 15 0 181.00
(NAME)	(NAME)	
2803 Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Two Thousand Five Hundred And No/100 Dollars ($242,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandt Vroman and Shanon Vroman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eliot Ian Davis Pride and wife Katie Turner**, 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. 222 on the Plan of Section One, Fortland Park of record in Plat Book 2663, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Barclay Drive, the corner of Lots Nos. 222 and 223; thence Easterly along the line between said two lots, 179.3 feet to a point; thence Southwesterly 76.5 feet to a point, the corner of Lots Nos. 222 and 221; thence Westerly 179.9 feet along the line between said two lots to a point in the Easterly margin of Barclay Drive; thence Northeasterly along the margin of said Drive, 50.4 feet to a point, and continuing thence along the margin of said Drive, 34.56 feet to the point of beginning.

File Number: GRN-165712SSO

Being the same property conveyed to Patricia Giovino, a widow and Marco Giovino, unmarried with joint rights of survivorship by Warranty Deed from Linda Graves Boshers Biggs, as sole heir at law of Essie T. Graves dated September 7, 2004 and recorded September 9, 2004 as Instrument No. 20040909-0109263, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brandt Vroman and Shanon Vroman, husband and wife by Warranty Deed from Patricia Giovino, unmarried, and Marco Giovino, married dated December 16, 2014 and recorded December 19, 2014 as Instrument No. 20141219-0116552, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2803 Barclay Drive, Nashville, TN 37206

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, has 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 7 day of Oct, 2016

Brandt Vroman

Shanon Vroman

File Number: GRN-165712SSO

STATE OF ~~TENNESSEE~~ JB Oregon

COUNTY OF Clackamas

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brandt Vroman and Shanon Vroman, husband and wifethe within named bargainor, ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2016.

Jennie Baker

Notary Public

My Commission Expires: 12/25/16

(SEAL)

OFFICIAL SEAL
JENNIFER LYNNE BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 474342
MY COMMISSION EXPIRES DECEMBER 25, 2016

File Number: GRN-165712SSO