WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-33828

BILL GARRETT, Davidson County
Trans: T20160091762 DEEDWARR
Recvd: 10/18/16 11:18 3 pgs
Fees: 18.00 Taxes: 555.00

20161018-0109906

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Qualified Intermediary Rick G. Mansfield Attorney at Law FBO Alice Carpenter	Qualified Intermediary Rick G. Mansfield Attorney at Law FBO Alice Carpenter	07116006300
(NAME)	(NAME)	
804 Crescent Hill Place	804 Crescent Hill Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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 considerations, the receipt of which is hereby acknowledged, **Qualified Intermediary Rick G. Mansfield, Attorney at Law FBO Vaco Investment Group, LLC, a Tennessee Limited Liability Company, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alice Carpenter**, hereinafter called the GRANTEE(S), their heirs and/or 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 part of lot number 6 on the map of Williams & Hayes Company Bellview Plan, as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee. Said part of lot number 6 is described as follows: Beginning at a point in the southerly margin of Blue Ridge Drive (formerly Peachtree Street) 60 feet east of the corner of said Drive and Rosedale Avenue; thence southerly, parallel to the east margin of Rosedale Avenue, 150 feet; thence easterly 78 feet; thence northerly 150 feet; thence westerly 78 feet to the point of beginning.

Being the same property conveyed to Vaco Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Joe Spain and Joey Wilson, dated 08/30/2013, recorded 09/10/2013, of record in Instrument No. 20130910-0095617, in the Register's Office for Davidson County, Tennessee.Scrivener's Error Affidavit recorded on 11/13/2014 of record in Instrument No. 20141113-0104965, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law

and not shown by the public records.

5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
6. Restrictions upon the use of the premises not appearing in the chain of title to the land.
7. Taxes for 2016 and subsequent years, a lien not yet due and payable. 2016 Taxes were prorated between Grantor and Grantee.
8. All matters shown on the plat of record in Plat Book 332, Page 51, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8804 Blue Ridge Drive; Nashville, TN 37207

(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 GRANTEE(S), their heirs and/or 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/or 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 14 day of October, 2016

VACO INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Joseph Michael Spain
Chief Manager

Joseph Charles Wilson, II
Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph Michael Spain with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Vaco Investment Group, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public

My Commission Expires: 8/27/17



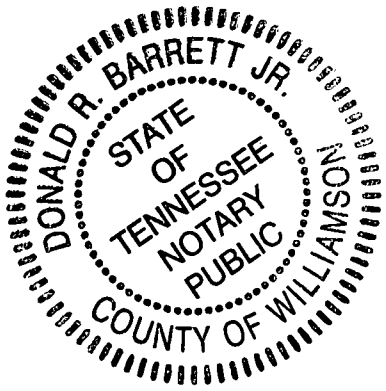
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph Charles Wilson, II, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of Vaco Investment Group, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public

My Commission Expires: 8/27/17



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