Davidson County	DEEDWARR
Recvd: 10/19/16 11:05	2 pgs
Fees:13.00 Taxes:1350.50	
20161019-0110472	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MST 2016-1296 (Seller side)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mallory Bradley and Corey Bradley	New Owner	091060V00200CO
(NAME)	(NAME)	
5908 B Carl Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VBS Holdings, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory Bradley and Corey Bradley, wife and husband,** 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 No. B as shown on the Plan of 5908 Carl Place Townhomes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 5908 Carl Place Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20151118-0117194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to VBS Holdings, a Tennessee general partnership, by Warranty Deed of record in Instrument No. 20151118-0117070, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 39, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for 5908 Carl Place Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20151118-0117194, Register's Office for Davidson County, Tennessee, Restrictions of record in Book 2437, Page 59, in the Register's Office for Davidson County, Tennessee.

This property, known as 5908 B Carl Place, Nashville, TN 37209
(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 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/our hand(s) this 17th DAY OF October, 2016.

VBS Holdings, a Tennessee general partnership

BY: _____

Rodney VanWagoner, as Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rodney VanWagoner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of Oct., 2016.

_____
Notary Public

My commission expires:

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 9/7/20

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUNNER COUNTY