Davidson County DEEDWARR
Recvd: 01/11/17 15:31 3 pgs
Fees:18.00 Taxes:33.30
20170111-0003388

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $9,000.00 Affiant Subscribed and sworn to before me, this 9th day of January, 2017. Notary Public My commission expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220
FILE No. ST16-37220-3158A

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TN Ventures, LLC	**TN Ventures, LLC**	**09206048600**
PO Box 140933	**PO Box 140933**	
Nashville, TN 37214	**Nashville, TN 37214**	

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 ACKNOWLEDGE, WE,

Katrina Todd, Caprice Truett, and Floyd Vinson

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

TN Ventures, LLC

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. 2 in Faulconer and Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Plan, as of record in Book 57, page 121, Register's Office for said County. Said Lot No. 2 fronts 37 feet on the Westerly side of Foster Street now 25th Avenue North, and runs back between parallel lines, 110 feet to an alley.

Being the same property conveyed to Minnie Vinson by deed from Flora K. Binkly, of record in Book 3670, Page 295, Register's Office for Davidson County, Tennessee. Minnie Vinson having since died, her will being probated in the Circuit Court for Davidson County, Tennessee Probate Division on June 18, 1974, Docket No. 60092, devising her real property to Mildred Sandford Vinson Truett. Mildred Sandford Vinson Truett having died on August 15, 1995, leaving Audrey Vinson, Katrina Todd, Caprice Truett and Floyd Vinson as her surviving heirs at law, as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Number(s) 20170111-0003386 and 20170111-0003387.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 803 25th Avenue North, Nashville, TN 37208.

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 in 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 9th day of January, 2017.

Floyd Vinson

Caprice Truett

Katrina Todd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Floyd Vinson, Katrina Todd, and Caprice Truett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kristen Traini, do hereby make 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY