THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Avenue - Suite 540 Nashville, Tennessee 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **830,000.00** Nancy Enoch Affiant
BILL GARRETT, Davidson County Trans:T20170021711 DEEDWARR Recvd: 03/14/17 11:25 3 pgs Fees:18.00 Taxes:3071.00 20170314-0024925	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF March, 2017 Priscilla C. Urbanek Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Ingram	Thomas J. Ingram	MAP
29 Bosley Oaks	7305 Lorimar Pl.	PARCEL 104-14-oG-150.00-CO
Nashville, TN 37205	Knoxville, TN 37919	
(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, **Sten H. Vermund and wife, Pilar Vargas and Julian E. Vermund, unmarried and Gabriel H. Vermund, unmarried, as tenants in common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Ingram and wife, Cynthia A. Ingram**

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. 61 on the Plan of (Revised) Whitworth, Phase 01 of record in Plat Book 7900, Page (s) 140 through 144, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sten H. Vermund, and wife, Pilar Vargas, and Julian E. Vermund, unmarried and Gabriel H, Vermund, unmarried, as tenants in common by Warranty deed from Robert L. Smith, CPA, Successor Trustee of the Allen Zang Living Trust, dated June 7,1999, and Robert L. Smith, CPA, Successor Trustee of the Nancy J. Zang Living Trust, dated June 7,1999 of record in Instrument No. 20150325-0025397 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on March 25, 2015.

Being also known as 29 Bosley Oaks Nashville, TN 37205.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **29 Bosley Oaks, Nashville, TN 37205.**

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 our hand(s) this the 10th day of March, 2017.

Pilar Vargas
Pilar Vargas

Sten H. Vermund by Pilar Vargas, attorney in fact
Sten H. Vermund by Pilar Vargas, Attorney-in-Fact

Julian E. Vermund by Pilar Vargas, attorney in fact
Julian E. Vermund by Pilar Vargas, Attorney-in-Fact

Gabriel H. Vermund by Pilar Vargas, attorney in fact
Gabriel H.. Vermund by Pilar Vargas, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pilar Vargas** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pilar Vargas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sten H. Vermund**, as he Attorney in Fact, as the free act and deed of the within named **Sten H. Vermund**.

Witness my hand and official seal this the 10th day of March, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pilar Vargas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Julian E. Vermund**, as he Attorney in Fact, as the free act and deed of the within named **Julian E. Vermund**.

Witness my hand and official seal this the 10th day of March, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pilar Vargas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Gabriel H. Vermund**, as he Attorney in Fact, as the free act and deed of the within named **Gabriel H. Vermund**.

Witness my hand and official seal this the 10th day of March, 2017.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE