Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

Thad Corbin
Lindsay Rios
1127 Lipscomb Drive
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0078 JM

Map/Parcel Tax ID #: 131-12-OX-001.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170032610 DEEDWARR
Recvd: 04/18/17 14:36 3 pgs
Fees:18.00 Taxes:4713.80
20170418-0037942

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Two Hundred Seventy-Four Thousand and 00/100 Dollars** (**$1,274,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THADDEUS B. CORBIN AND LINDSAY RIOS, each unmarried, as joint tenants with rights of survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lipscomb Cottages of record as Instrument No. 20151105-0113003 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Matthew E. Cullum and Deanna J. Cullum of record in Instrument No. 20150723-0072405 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded July 23, 2015.
>
> Being also known as 1127 Lipscomb Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **April, 2017**.

VINTAGE SOUTH, LLC, a Tennessee Limited Liability Company

By: _____

Nathan Lyons, Sole Member

STATE OF TENNESSEE

COUNTY OF ~~WILSON~~ Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nathan Lyons, Sole Member of VINTAGE SOUTH, LLC, a Tennessee Limited Liability Company, on behalf of said Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **April, 2017**.

_____

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

****

The actual consideration or value, whichever is greater, for this transfer is $ 1,274,000.00 .

AFFIANT

Sworn to and subscribed to before me this 14th day of **April, 2017**.

NOTARY PUBLIC

My commission expires: _____

