Davidson County DEEDWARR
Recvd: 04/27/17 12:22 4 pgs
Fees:22.00 Taxes:0.00
20170427-0041468

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to:
Fidelity National Title Co.-San Jose, 675 North 1st Street, Suite 900, San Jose, CA 95112
File No.: 7001700514

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Matthew James Vrba and James John Vrba	Matthew James Vrba and James John Vrba	081-10-0-172.00
1738 25th Avenue North	1738 25th Ave. North	
Nashville, TN 37208	Nashville, TN 37208	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ALEXANDRA E. VRBA, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto MATTHEW JAMES VRBA and JAMES JOHN VRBA, as joint tenants with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 1738 25th Avenue North, Nashville, TN 37208, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Being Lot No. 116 on the Plat of Cobb Subdivision, of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

TAX ID NO.: 081-10-0-172.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument: 20131209-0124671 in the Office of the County Register of Deeds of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1738 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of April, 2017.

ALEXANDRA E. VRBA (seal)

STATE OF ~~TENNESSEE~~ SC PJ 4/21/17
COUNTY OF Charleston

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ALEXANDRA E. VRBA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 21 day of April, 2017.

Notary Public
My Commission expires: 9/16/24

PAULETORIA E. JONES
Notary Public, South Carolina
My Commission Expires
9/16/24

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 50.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

MATTHEW JAMES VRBA

JAMES JOHN VRBA

Subscribed and sworn to before me this 21 day of APRIL, 2017.

Notary Public
My Commission expires: 9/16/24

PAULETORIA E. JONES
Notary Public, South Carolina
My Commission Expires
9/16/24

True Copy Certification

I, Lori Mills, 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 California

County of Santa Clara

Personally appeared before me, B. Smith, ~~I~~, a notary public for this county and state, Lori Mills 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: 10/19/18

Notary' Seal (if on paper)

B. SMITH
Notary Public - California
Santa Clara County
Commission # 2086831
My Comm. Expires Oct 19, 2018