Davidson County	DEEDWARR
Recvd: 04/28/17 11:07	4 pgs
Fees:23.00 Taxes:2349.50	
20170428-0041867	

#33628

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33628-04-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me this 25th day of April, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Rein, Margaret Rein 2506 Vaulx Lane Nashville, TN 37204	Paul & Margaret Rein 2506 Vaulx Lane Nashville, TN 37204	Map and Parcel No.: 118 02 0 I 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Megan E. Mignemi**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Rein and Margaret Rein,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2506 Vaulx Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of April, 2017.

Megan E. Mignemi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan E. Mignemi, 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 for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2017.

Notary Public
My Commission Expires:

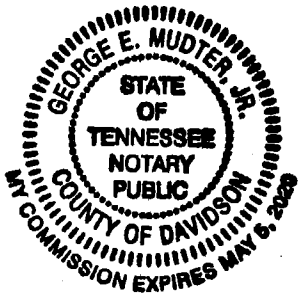


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2506, together with the appurtenant interest in the common elements of Townhomes at 2504 Vaulx Avenue, a horizontal property regime with private elements established by Declaration in Instrument No. 20110830-0066916, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Resubdivision (Partition) George W. Lester, Jr. Property of record in Instrument No. 20110728-0057815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Megan E. Mignemi, unmarried, by deed dated August 4, 2015 from Randall K. Miller and Virginia A. Miller, husband and wife, of record in Instrument No. 20150805-0077981, Register's Office for Davidson county, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 118 02 0 I 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Townhomes at 2504 Vaulx Avenue, of record in Instrument No. 20110830-0066916, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20110728-0057815, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20110830-0066916, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

