BILL GARRETT, Davidson County
Trans:T20170037577 DEEDWARR
Recvd: 05/03/17 14:46 2 pgs
Fees:13.00 Taxes:906.50
20170503-0043864

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0383

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2017

Julie Hamilton State of Tennessee Notary Public Davidson County

Notary Public
Commission Expires: 7/3/2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rosedale Properties, LLC 3804 Brighton Road Nashville, TN 37205	new owner	118-04-0-142.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
Sadler Jennings Vaden and Candice Faye Vaden, husband and wife, as joint tenants with right with right of survivorship
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Rosedale Properties, LLC, a Tennessee limited liability company
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. 10 on an unrecorded Plan of Resubdivision of Part of Lots 8 and 9, on the Plan of Melrose, of record in Plat Book 57, Page 44, in the Register's Office for Davidson County, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell, and Creek, Engineers, on April 20, 1950, said Lot No. 10 being described separately as follows:

Said Lot No. 10 lies immediately West of Lot 11 on said plan, fronting 60 feet on the Southerly side of Rosedale Avenue and running back between parallel lines 205 feet to a dead line on which it measures 60 feet.

Being the same property conveyed to Sadler Jennings Vaden, an unmarried man and Candice Faye Summers, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from JHS Realty, Inc., a Tennessee corporation, of record in Instrument No. 20150203-0009972, Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 03, 2015. Sadler Jennings Vaden and Candice Faye Summers, having since married join in this conveyance as husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Rosedale Ave, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of April, 2017.

Sadler Jennings Vaden

Sadler Jennings Vaden

Candice Faye Vaden

Candice Faye Vaden

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sadler Jennings Vaden and Candice Faye Vaden** 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 and official seal at Brentwood, Tennessee this 28th day of April, 2017.



(Notary Seal)

Sarah Simmons

Notary Public
My Commission Expires: 5/8/2018