WARRANTY DEED

JUNE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$420,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of May, 2017.

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
VanLife, LLC	SAME	072103A00100CO
810 Petway Avenue		
Nashville, TN 37206		

Davidson County DEEDWARR
Recvd: 05/05/17 14:09 2 pgs
Fees:13.00 Taxes:1554.00
20170505-0044940

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **T and T Development. LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **VanLife, LLC, A Tennessee Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A Numbers 1117A of The Plan of 1117 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants Conditions and Restrictions of the 1117 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160518-0049461, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20160518-0049461, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to T and T Development, LLC from Cirrincione Family Revocable Living Trust by Warranty Deed on January 29, 2016, of record in Instrument Number 20160202-0010214, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of (TO BE ASSESSED) for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072103A00200CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160518-0049461, amended in Instrument Number 20160525-0052640, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 547, Pages 177-178; Instrument Numbers 20160518-0049461 and 20160525-0052640, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1117 Delmas Avenue Units A, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this May 1, 2017.

T AND T DEVELOPMENT, LLC

By: Troy Olsen, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Troy Olsen,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized Member of **T and T Development, LLC, a Tennessee Limited Liability Company,** the maker, that he is authorized by themaker to executed the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purpose therein contained.

WITNESS my hand and Official Seal at office this May 1, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN