Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170039755 DEEDWARR
Recvd: 05/10/17 09:36 2 pgs
Fees:13.00 Taxes:1332.00
20170510-0046269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2017.

Notary Public
My Commission Expires: ~~06/24/18~~ 7/4/21

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

17-0153

Address of New Owner:	Send Tax Bills to:	Tax Information:
Heather Vassar	Bank of Tennessee	072-09-0D
909-A Spain Avenue	2208 Crestmoor Road	001.00-CO
Nashville, TN 37216	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Thomas Justin Kinsland, unmarried,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Heather Vassar,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 909 Spain Avenue Townhomes, a horizontal property regime with private elements, as shown on Exhibit "B" of 909 Spain Avenue Townhomes, of record in Instrument No. 20131209-0124863 as amended in Instrument No. 20131219-0128237, Register' s Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Justin Kinsland, unmarried by Warranty deed from Charlie Three, LLC, a Tennessee limited liability company of record in Instrument No. 20141204-0111181 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 04, 2014.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **909-A Spain Avenue, Nashville, TN 37216.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 26th day of April, 2017.

Thomas Justin Kinsland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Thomas Justin Kinsland, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of April, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18