**WARRANTY DEED**

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

File No. RW0002900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Adam Salvador | PINNACLE BANK | 091-05-0-O-00-200-CO |
| (NAME) | (NAME) | |
| 610 B Ries Avenue | 150 3rd AVE S, SUITE 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN, 37209 | NASHVILLE, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20170047997 DEEDWARR
Recvd: 06/06/17 12:01 2 pgs
Fees:13.00 Taxes:1331.63
20170606-0056474

FOR AND 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, **Brandon Vance and Hilary Vance, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Salvador,** A Singleman, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, Homes at 610 Ries Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of recorded in Instrument No. 20161014-0109078, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being a portion of the property conveyed to Brandon Vance and Hilary Vance, husband and wife by Quitclaim Deed from Brandon Vance, a married man, recorded June 27, 2016 as Instrument No. 20160627-0065332, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 610 B Ries Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 31st day of May, 2017.

Brandon Vance, by Leslie Garside, attorney in fact

Brandon Vance by Leslie Garside,
as Attorney-in-Fact

Hilary Vance, by Leslie Garside, attorney in fact

Hilary Vance by Leslie Garside,
as Attorney-in-Fact

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned Notary, personally appeared Leslie Garside, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Brandon Vance and Hilary Vance, and who acknowledged that she executed the same as the free act and deed of the said Brandon Vance and Hilary Vance, by virtue of a Power of Attorney, duly executed and appearing of record in Book ~~X~~, page _____, said Register's Office.

Witness my hand and official seal this 31 day of May, 2017.

* 20170606-0056473

RWalters
NOTARY

My Commission Expires: 8/7/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206