BILL GARRETT, Davidson County
Trans:T20170050071 DEEDWARR
Recvd: 06/12/17 15:10 2 pgs
Fees:13.00 Taxes:740.00
20170612-0058828

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Brandon Vance
~~2009 Forrest Green Drive~~ 1173 Madison Creek Rd
~~Nashville, Tennessee 37216~~ Goodlettsville Tn 37072

SEND TAX BILL TO:
Owner

MORTGAGEE
Simmons Bank
PO Box 9067
Pine Bluff, AR 71611

MAP 073
GROUP 13 0
PARCEL 218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Empire Real Estate, LLC. A Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Brandon Vance**, married hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Henderson Gardens, Section III, as of record in Book 3600, Page 27, Register's Office for said County.

Said Lot No. 130 fronts 73.0 feet on the northerly side of Forrest Green Drive and extends back 140.3 feet on the easterly line and 141.78 feet on the westerly line to a dead line in the rear, measuring 97.35 feet thereon.

Being the same property conveyed to EMPIRE REAL ESTATE, LLC, a Tennessee Limited Liability Company by deed from JAMES MAITLAND, an unmarried man, of record in Instrument No 20170310-0023828, Register's Office for said County, dated March 7, 2017, and Recorded on March 10, 2017

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 3600, page 27, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2009 Forrest Green Drive, Nashville, Tennessee 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 **Brandon Vance**, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 9th day of June, 2017.

Empire Real Estate, LLC. A Tennessee Limited Liability Company

By: Andy Regg, MEMBER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Andy Regg** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of Empire Real Estate, LLC. A Tennessee Limited Liability Company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 9th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206