WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to me on June 30 2017.

Notary Public

NOTARY PUBLIC
My Commission Expires: 5-3-2021

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CLERK COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Hoiles 229 Chapel Ave Nashville, TN 37206	NFM, Inc. dba NFM Lending 505 Progress Drive Linthicum, MD 21090	083-06-0 098.00

Davidson County DEEDWARR
Recvd: 07/07/17 15:56 2 pgs
Fees:13.00 Taxes:1535.50
20170707-0068658

FOR AND IN CONSIDERATION 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, Michael A. Vella, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew Hoiles, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of E.T. Brown's Subdivision of the Hunter Tract as shown on plat of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.
>
> Said Lot Nos. 1 and 2 front together 100.0 feet on the westerly side of Chapel Avenue and run back between parallel lines 165.0 feet to an alley.
>
> Being the same property conveyed to Michael A. Vella, unmarried, by Warranty Deed from Robert M. Bernstein, married, dated February 29th, 2012, of record in Instrument No. 20120301-0017940, Register's Office for Davidson County, Tennessee.
>
> Michael A. Vella is now married to Mardie Vella. Spouse of Grantor joins in the conveyance to transfer any and all marital interest in the property.
>
> This is improved property known as 229 Chapel Ave, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 June 30th, 2017.

Michael A. Vella

Mardie Vella

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On June 30th, 2017, before me personally appeared Michael A. Vella and Mardie Vella, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 30th, 2017.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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

My commission expires: 5-3-2021