THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511970** BILL GARRETT, Davidson County Trans:T20170060593 DEEDWARR Recvd: 07/17/17 08:27 2 pgs Fees:13.00 Taxes:1822.25 20170717-0071297	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,500.00. Affiant Subscribed and sworn to before me, this 13th day of July, 2017. Notary Public My Commission Expires WILLIAM T. CHAPMAN, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Thad Vann and Lynn Vann 3529 Richardson Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-10-0C-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margie Bingham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thad Vann and Lynn Vann, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C-1 , as shown on the plan entitled Elmington Condominium Revised, of record in Plat Book 4660, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARGIE BINGHAM, by deed from CLARENCE A. MARTIN and wife, SHARAN M. MARTIN, of record in Book 11246, page 676 , dated December 9, 1998 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 104-10-0C-001.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4300, page 200 and corrected in Book 4673, page 102, said Register's Office.

Master Deed of record in Book 4486, page 547, amended in Book 4963, page 265 and Book 4695, page 908, said Register's Office.

Elmington Condominium Association ByLaws of record in Book 4486, page 553, amended in Book 4963, page 263, Book 5362, page 258 and Book 5516, page 302, said Register's Office.

This is improved property located at 3529 Richardson Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2017.

Margie Bingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margie Bingham, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2017.

Notary Public

My Commission Expires: _____

