Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065190 DEEDWARR
Recvd: 07/31/17 08:55 2 pgs
Fees: 13.00 Taxes: 1202.50
20170731-0077051

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin A. Riley	Bond Mortgage LLC	06108011200
(NAME)	(NAME)	
1212 Littonwood Drive	318 Seaboard Ln, Ste. 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Paul William Vanstrum, an unmarried man, by and through my Attorney-in-Fact, Richard Vanstrum, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin A. Riley, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 39 on the Plan of Section Three, McGaughey Heights, of record in Plat Book 1835, Page 120, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Paul William Vanstrum by Warranty Deed from Linda Lou Lomicka, unmarried, which deed is dated September 12, 2013 and recorded September 26, 2013 as Instrument No. 20130926-0101055 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE CALENDAR YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORT ON THE PLAN OF SECTION THREE, MCGAUGHEY HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 120, SAID REGISTER'S OFFICE, AND SUBJECT TO EASEMENTS AND RESTRICTIONS, IF ANY, OF RECORD, AND ANY EASEMENTS WHICH WOULD BE MADE VISIBLE FOR AN INSPECTION OF THE PREMISES.

Durable General Power of Attorney by Paul William Vanstrum dated July 11, 2013 appointing Richard Vanstrum his Attorney-in-act is of record as Instrument No. 20170721-0074069 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1212 Littonwood Drive, Nashville, TN 37216
(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 GRANTEE, his heirs and assigns forever; and do covenant with the said GRANTEE that 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 do further covenant and bind , heirs 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 my hand this 26th day of July, 2017.

Paul William Vanstrum

By: Richard Vanstrum
Richard Vanstrum
Attorney-in-Fact

STATE OF North Carolina

COUNTY OF MECKLENBURG

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Richard Vanstrum , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Paul William Vanstrum, acting as that person's agent and attorney in fact, and the said Richard Vanstrum acknowledged that he executed the foregoing instrument as agent and attorney in fact for Paul William Vanstrum for the purposes therein contained.

WITNESS my hand and seal, this 26th day of July, 2017.

My Commission Expires:
7-11-21

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Brad Allen Bailey
Notary Public
Mecklenburg County
North Carolina