WARRANTY DEED

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE
RETURN TO:

JAMES R. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF AUGUST, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-6-20

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9140 ROSS CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason Ross	JASON ROSS	162-05-090.00
5311 EULALA DRIVE	911 SUTTON HILL ROAD	
Nashville, TN 37211	NASHVILLE, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHAZ VETTER, AND ECHO VETTER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JASON ROSS, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5311 EULALA DRIVE, Nashville, TN 37211

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 3rd day of August, 2017.

Chaz Vetter

Echo Vetter

BILL GARRETT, Davidson County
Trans: T20170067481 DEEDWARR
Recvd: 08/04/17 12:08 2 pgs
Fees: 13.00 Taxes: 943.50
20170804-0079933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CHAZ VETTER AND ECHO VETTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of August, 2017.

Notary Public

My Commission Expires: 7/6/2020

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 130 on the Plan of Hickory Valley, Section I, as of record in Book 4175, Page 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly Margin of Eulala Drive, at the common corner of Lots Nos. 129 and 130; thence Southwesterly 163.88 feet to a point; then Northwardly 182.01 feet to a point in the Southerly margin of Eulala Court; thence with the same Easterly 100 feet to a point in the beginning of a curve; thence around said curve, Southeasterly 36.07 feet to a point in the Westerly margin of Eulala Drive, thence with the margin of the same, Southerly 100 feet to the point of beginning.

Being the same property conveyed to Chaz Vetter and Echo Vetter, as husband and wife by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 10th day of September, 2012 in Instrument No. 20120910-0081676, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY VALLEY, SECTION I, as recorded in Plat Book 4175, Page(s) 75 and Plat Book 4398, Page 803, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4353, Page 54, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.