WARRANTY DEED

Bill Garrett
Batch# 45589
01/08/2018 01:47:35 PM
Fees: $13.00 Taxes: $444.00

Davidson County
DEEDWARR
2 pgs

20180108-0002325

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-22-2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan Greenberg (NAME)	New owner (NAME)	133-14-0-A-043.00 CO
4 West Palisade Ave (ADDRESS)	(ADDRESS)	
Englewood, N.J. 07631 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **VME Industries, Inc., an Alabama Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Greenberg,** 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 Unit C-3, The Village at Grassmere f/k/a Oakcrest Condominiums, as shown on Plat of record in Book 5200, page 413, as established under Master Deed of record in 5200, page 413, and as amended and restated in Instrument No. 20070301-0025595, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to VME Industries, Inc., an Alabama corporation, by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas, dated June 26, 2013, of record in Instrument No. 20130703-0069144, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 420 Elysian Fields Rd., Unit C-3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 5200, page 413; All matters shown in Master Deed of record in Book 5884, page 960; Book 9559, page 939, Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595; Charter of record in Book 5860, page 930; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hands this 27 day of December, 2017.

VME INDUSTRIES, INC.

By: Victor Esposito
Its: President

By: Melinda Esposito
Its: Secretary

State of Alaska
County of 1st Judicial Dist.

Personally appeared before me, a notary public in and for the state and county aforementioned, Victor Esposito and Melinda Esposito with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be President and Secretary of VME Industries, Inc. and that they as such President and Secretary executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as President and Secretary.

WITNESS my hand and official at Ketchikan, Alaska, seal this 27th day of December, 2017.

Michelle Brown
Notary Public
My Commission Expires: 8-1-18

STATE OF ALASKA
NOTARY PUBLIC
MICHELLE BROWN
My Commission Expires August 1, 2018