WARRANTY DEED

Bill Garrett Davidson County
Batch# 62407 DEEDWARR
02/26/2018 01:13:36 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20180226-0017847

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-16-18
(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-010087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Vedros and Lauren Vedros	Ameris Bank	
(NAME)	(NAME)	
529 Rural Hill Road	1800 Pkwy Place, # 820	136-13-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILSON C. LAINE AND AND CHRIS NEEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZACHARY VEDROS AND LAUREN VEDROS, HUSBAND AND WIFE , HEREINAFTER CALLED THE GRANTEES, THEIR 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. 49 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Pages 87 and 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Kincaid, unmarried by Warranty Deed from Bertha R. Rich, unmarried, of record in Instrument No. 20040113-0004923, Register's Office for Davidson County, Tennessee, dated January 02, 2004 and recorded on January 13, 2004.

(Value of consideration shown in aforementioned deed $143,600.00.)

Being the same property conveyed to Wilson C. Laine and Christopher G. Neel, an undivided one half interest each by Substitute Trustee's Deed from Robert J. Solomon, Successor Trustee, of record in

Instrument No. 20170505-0044783, Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on May 05, 2017.

(Value of consideration shown in aforementioned deed $151,243.00.)

Being also known as 529 Rural Hill Road, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (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, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 529 Rural Hill Road, Nashville, TN 37217
(House No.) (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 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 hand(s) this the 20th day of February, 2018

Wilson C. Laine

Chris Neel

STATE OF Tennessee
COUNTY OF Williamson

On this 20 day of February, 2018, before me personally appeared Wilson C. Laine and and Chris Neel to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 20 day of February, 2018.

Commission Expires: 10.12.19

Notary Public

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY