FOR OFFICIAL USE

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$345,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 24, 2018.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 97224 **DEEDWARR**
05/25/2018 03:37:29 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180525-0050569

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**18-0159**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis N. Stock	HERITAG BANK USA, INC	**71-15-64**
(NAME) **1320 Meridian Street**	(NAME) 322 MAIN STREET	
(ADDRESS) **Nashville,TN 37207**	(ADDRESS) CLARKSVILLE, TN 37040	
(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, WE, **James Daniel Vannoy, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis N. Stock, an unmarried individual,** 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 situated in Davidson County, Tennessee, being the northerly 43 feet of Lot No. 51 on the Map of Eastmoreland Place, as of record in Book 161, Page 170, Register's Office for said County.

Said part of Lot No. 51 fronts 43 feet on the westerly side of Meridian Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, by deed of record in Instrument No. 20170223-0018168, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Daniel Vannoy, by Warranty Deed from Hollace R. McKinley and Myrna McKinley, dated April 11, 2017, filed of record in Instrument No. 20170417-0037169, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1320 Meridian Street, Nashville, TN 37207**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **May, 2018**.

James Daniel Vannoy

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Daniel Vannoy**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **May, 2018**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY