WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2018.

Notary Public
COMMISSION EXPIRES: 7/6/20

DANA BOOTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 111096 DEEDWARR
06/29/2018 03:23:59 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20180629-0063376

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Faust and Rob Gould	New owners	061-16-0-277
(NAME)	(NAME)	
1433B Norvel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Zachary Shawn Vinson and Christina Mee Yung Vinson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Faust, and Rob Gould, wife and husband, and William B. Gould, a married man, all as joint tenants with right of survivorship,** 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 26, Plan of Shadowlawn, as shown on plat of record in Plat Book 1130, page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Zachery Shawn Vinson and Christina Mee Yung Vinson, husband and wife, by Warranty Deed from Christopher Haynes and Melissa Haynes, husband and wife, filed for record on December 19, 2011 as Instrument No. 20111219-0098445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Unimproved ___
This is Improved X property, known as **1433B Norvel Avenue** (House Number) (Street) (P.O. Address) **Nashville TN 37216** (City or Town) (State) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-PR-18-1133

File No.: 46-18
Warranty Deed Individual LES rev. 06-2018

Witness our hands this 28th day of June, 2018.

Zachary Shawn Vinson

Christina Mee Yung Vinson

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Zachary Shawn Vinson and Christina Mee Yung Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2018.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021