WARRANTY DEED

Bill Garrett Davidson County
Batch# 132591 **DEEDWARR**
08/24/2018 11:05:12 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10

20180824-0084111

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF August, 2018.

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander Sumner and Megan Sumner	Alexander Sumner and Megan Sumner	081-10-0-172
(NAME) 1738 25th Avenue North, Nashville, TN 37208	(NAME) 1738 25th Avenue North, Nashville, TN 37208	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **August 21, 2018** by and between **Matthew Vrba and James John Vrba** *("Grantor")* and **Alexander Sumner and Megan Sumner** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SEVENTY THREE THOUSAND AND 00/100 ($273,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Matthew Vrba and James John Vrba**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lynn A. Sumner, an unmarried man and Megan Sumner, an unmarried woman, as joint tenants with right of survivorship** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 1738 25th Avenue North, Nashville, TN 37208 and further described as follows to wit:

Lot 116, MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF SUBDIVISION OF HARDINGS BOSLEY TRACT, as shown on plat of record in Plat Book 161, Page 155, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Matthew James Vrba and James John Vrba, by Warranty Deed, from Alexandra E. Vrba, of record in Instrument No. 20170427-0041468, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017 and recorded on April 27, 2017. Matthew James Vrba and Matthew James being one and the same.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Matthew Vrba
Grantor

For James John Vrba

James John Vrba
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Matthew Vrba and James John Vrba**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 21 day of August, 2018.

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON

Jami K Averwater
NOTARY PUBLIC

My Commission expires: 01-03-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Vrba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James John Vrba and that he is authorized by James John Vrba to execute this instrument on his behalf.

WITNESS my hand, at office, this 21st day of August, 2018.

Bethany Peery Glandorf
Notary Public

My Commission Expires: 01/08/2019

