Bill Garrett Davidson County
Batch# 133386 DEEDWARR
08/27/2018 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20180827-0084396

# WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MST 2018-1083

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Amelia Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2018

Michelle W Locke
Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anna Shea Vande Kamp | Legacy Home Loans | |
| (NAME) 1816B 6th Avenue North | (NAME) 8119 Isabella Ln, Ste 105 | 081-08-2W-002.00-CO |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Brentwood TN 37027 | |
| (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, **Rue 6, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Shea Vande Kamp, a single woman, and Ryan Vande Kamp and Leanne Vande Kamp, husband and wife, 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 Unit No. 1816 B as shown on the Plan of Rue 6 Townhomes, attached as Exhibit " A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20161202-0126831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.**

**Being a portion of the same property conveyed to Bravo Two, LLC by Warranty Deed from Richard W. Shaffer, Jr. and Marcia D. Shaffer, Co-Trustees of the Richard W. Shaffer, Jr. & Marcia D. Shaffer Family Trust U/A/D May 5, 1994 and as restated December 22, 2009, of record in Instrument No. 20150513-0043904, Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 13, 2015 and Scriveners Affidavit recorded on April 10, 2018, of record Instrument No. 20180410-0033673.**

**Being a portion of the same property conveyed to Bravo Two, LLC, a Tennessee limited liability company by Quitclaim Deed of Consolidation from Bravo Two, LLC, , a Tennessee limited liability company, of record in Instrument No. 20160823-0088302, Register's Office for Davidson County, Tennessee, dated August 22, 2016 and recorded on August 23, 2016.**

**Being a portion of the same property conveyed to Rue 6, LLC by Warranty Deed from Bravo Two, LLC, of record in Instrument No. 20161214-0131292, Register's Office for Davidson County, Tennessee, dated December 12, 2016 and recorded on December 14, 2016.**

**Being also known as 1816 B 6th Avenue North, Nashville, TN 37208.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This property, known as 1816B 6th Avenue North, Nashville, TN 37208
(House Number) (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 23rd DAY OF AUGUST, 2018.

**Rue 6, LLC**

**BY:** Yvette Mel., Authorized Agent

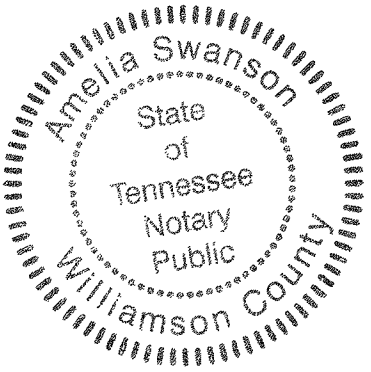
**Yvette Meldrum, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of August, 2018.

Notary Public
My commission expires: 5/27/2019



**True Copy Certification**

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20