(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Karen Y Johnson Davidson County
Batch# 177925 DEEDWARR
12/26/2018 12:32:04 PM 2 pgs
Fees: $13.00 Taxes: $588.30

20181226-0125168

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Amanda G. Lofton
Affiant

Subscribed and sworn to before me this 14th day of December, 2018.

Notary Public
My Commission Expires: 3/3/2019

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

18-0530

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda G. Lofton	LoanDepot.com	
1039 Capital Funds Court	26642 Towne Centre Drive	135-10-0E-028.00-CO
Nashville, TN 37217	Foothill Ranch, CA 92610	

WARRANTY DEED

For and in 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

Evan Vineyard and wife, Jennifer Nicole Vineyard,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Amanda G. Lofton, an unmarried woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 28 of Ransom Park Villas, A Planned Unit Development, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, A Planned Unit Development of record in Instrument Number 20130711-0072001, amended by First Amendment of recorded in Instrument Number 20130719-0074970, Second Amendment of record in Instrument Number 20140703-0058673, Third Amendment of record in Instrument 20150619-0058800 and Fourth Amendment in Instrument Number 20160811-0083641, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-2" to the Third Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20150619-00558800; together with a percentage interest in the common elements as set forth in Exhibit "A-1" to said Third Amended Declaration.

Being the same property conveyed to Evan Vineyard and wife, Jennifer Nicole Vineyard by Warranty deed from R.J York Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150609-0054047 Register's Office for Davidson County, Tennessee, dated June 4, 2015 and recorded on June 9, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1039 Capital Funds Court, Nashville, TN 37217.**

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 our hands this 14th day of December, 2018.

Evan Vineyard

Jennifer Nicole Vineyard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Evan Vineyard and wife, Jennifer Nicole Vineyard**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of December, 2018.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019