Karen Johnson Davidson County
Batch# 211789 DEEDWARR
03/29/2019 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190329-0028738

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

CATHERINE H. WINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

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 29th day of March, 2019.

Notary Public

My Commission Expires: 5-5-20

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
VB Properties, LLC Attn: Frank E. Neal IV 2305 Cruzen Street Nashville, TN 37211	New Owner	082-12-0-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIELLE WANNEMACHER**, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VB PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors, and its assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 97, as shown on the map entitled the Plan of Neill S. Brown Addition to East Nashville, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua Pennington and Danielle Pennington, husband and wife, by deed from Troy Shafer, of record as Instrument No. 20101109-0090101, dated November 8, 2010, Register's Office for Davidson County, Tennessee. Being further conveyed to Danielle Wannemacher, a single person, by deed from Joshua Pennington and Danielle Pennington, of record as Instrument No. 20160907-0093945, dated August 17, 2016, said Register's Office, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: **109 N 9th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds herself, her heirs, and her assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of March, 2019.

Danielle Wannemacher

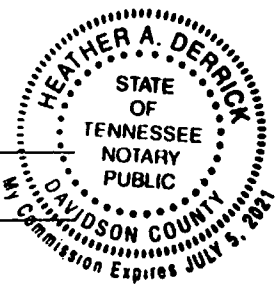
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danielle Wannemacher, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2019

(Seal)

Notary Public
My Commission Expires: 7-5-21



767447.1/020190146

True Copy Certification

I, Heather A. Derrick, do hereby make oath that I am a licensed attorney and/or 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.

Signature

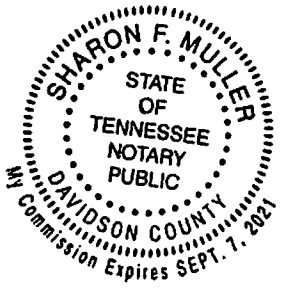
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Heather A. Derrick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary's Seal



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