WARRANTY DEED

Karen Johnson Davidson County
Batch# 212313 DEEDWARR
04/01/2019 11:18:47 AM 2 pgs
Fees: $13.00 Taxes: $2,108.63

20190401-0029124

File #13786

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod Vestal Heidi Vestal	US Bank National Association	08302006400
(NAME)	(NAME)	
1428 Greenwood Avenue	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Owensboro KY 4301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SaskNashHomes, LLC a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jarrod Vestal and Heidi Vestal, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. to wit:

BEING Lot No. 23 on the westerly 5.0 feet of Lot No. 22 on the Map of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332 page 18, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 and part of Lot No. 22 adjoin and front together 55.0 feet on the southerly margin of East Greenwood Avenue and extends back between parallel lines 174.0 feet to an alley.

Being the same property conveyed to SaskNashHomes, LLC a Tennessee limited liabilty company, by deed of record in Instrument No. 20170817-0084735, Register's Office for County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1428 Greenwood Avenue, Nashville, TN 37206
(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 hands this 29th day of March, 2019.

SaskNashHomes, LLC a Tennessee limited liability company

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be MEMBER of SaskNashHomes, LLC a Tennessee limited liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of SaskNashHomes, LLC a Tennessee limited liability company by himself as MEMBER.

Witness my hand and official seal at Nashville TN , this the 29th day March, 2019

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

Notary Public
My Commission Expires: _____

File No.: 13786

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020