WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

R-VRES-19-401-93

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos A. Silvera Batista and Julianne D. Vernon	**Vanderbilt University Credit Union**	
(NAME) **401 Bowling Avenue, #93**	(NAME) **1313 21st Ave. S.**	**104-13-0B-085.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37232**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES J. FASON, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS A. SILVERA BATISTA AND JULIANNE D. VERNON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Site No. 85 (Unit 93) on the Plan of Richmeade Place, Section 6, a Planned Unit Development, of record in Book 5210, Page 527, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James J. Fason, III unmarried by Warranty deed from Brandon J. Thompson, a married man of record in Instrument No. 20170301-0020388 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 01, 2017.

The above-described property is not the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5210, Page 357, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4941, Page 637, Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5238, Page 385, Book 5408, page 210 and Book 5733, Page 628, Register's Office for Davidson County, Tennessee.
- By-Laws of Richmeade Place Homeowner's Association of record in Book 4941, Page 689, amended in Book 5036, Page 338 and Book 5213, Page 945, in the Register's Office for Davidson County, Tennessee.
- Charter of Richmeade Place Homeowner's Association of record in Book 4941, Page 685 and Book 4942, Page 633, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of Common Areas to said Richmeade Place Homeowner's Association, Inc. of record in Book 4947, Page 348, Book 5067, page 37, Book 5114, page 987, Book 5487, page 73, and Book 5778, page 448, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Bowling Avenue, #93, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Karen Johnson Davidson County
Batch# 213731 **DEEDWARR**
04/03/2019 03:57:22 PM 2 pgs
Fees: $13.00 Taxes: $1,637.25

20190403-0030588

Witness my/our hand(s) this the 1st DAY OF APRIL, 2019.

James J. Fason, III by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES J. FASON, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES J. FASON, III.

Witness my hand and official seal, this the 1st of April, 2019.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212