Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 240261 DEEDWARR
06/07/2019 10:22:39 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20190607-0054660

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 5th day of June 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob & Stacey Vanyo	SunTrust Bank	150-05-0-199.00
2821 Galesburg Dr	901 Semmes Avenue	
Nashville, TN 37217	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Triston Jacobs, Successor Trustee for The 2821 Galesburg Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jacob Vanyo and Stacey Vanyo, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 718 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mariam Marie Cavnar, unmarried woman, by Warranty Deed from Wanda Williams Realty, LLC, a Tennessee limited liability company, dated February 28, 2007 of record as Instrument No. 20170302-0020772, Register's Office for Davidson County, Tennessee. Said deed having been corrected by Scrivener's Affidavit of record as Instrument No. 20190320-0025248. Further, being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Quitclaim Deed from Miriam Marie Cavnar, an unmarried woman, dated March 20, 2019, of record as Instrument No. 20190408-0031628, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to the 2821 Galesburg Drive Trust by Quitclaim Deed form Buying Houses, LLC, a Tennessee limited liability company dated March 20, 2019 of record as Instrument No. 20190607-0054659, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2821 Galesburg Dr, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 5th day of June, 2019.

The 2821 Galesburg Drive Trust

By: Triston Jacobs
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Triston Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Successor Trustee** (or other officer authorized to execute the instrument) of **The 2821 Galesburg Drive Trust**, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as **Successor Trustee** (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of June, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019056237

