Karen Johnson Davidson County
Batch# 437469 DEEDWARR
07/14/2020 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $3,152.40
20200714-0077010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Paul de Grijs	New Owner	118060K00200C0
(NAME) 817 Clayton Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

KRISTIN M. VREELAND AND JAMES E. VREELAND, TRUSTEES OF KRISTIN M. VREELAND REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEREK PAUL DE GRIJS, UNMARRIED MAN,

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:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 817 Clayton Avenue Homeowners' Association, Inc., as shown of record in Instrument No. 20131218-0128060, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristin M. Vreeland James E. Vreeland, as co-trustees of the Kristin M. Vreeland Revocable Trust by Deed dated May 31, 2019 from Barry Grimm and Mary Grimm, husband and wife, recorded June 10, 2019, in Instrument Number 20190610-0055009, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 817 Clayton Ave, Nashville, TN 37204

LT&E File #16795

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 hand(s) this 13th day of July, 2020

Kristin M. Vreeland Revocable Trust

By: Kristin M. Vreeland, co-trustee
Kristin M. Vreeland, Trustee

By: James E. Vreeland Co-Trustee
James E. Vreeland, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of July, 2020, before me personally appeared Kristin M. Vreeland and James E. Vreeland, Trustees of Kristin M. Vreeland Revocable Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2020.

Notary Signature
My commission expires: 11/14/21

STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN
COUNTY OF WILLIAMSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16795