Karen Johnson Davidson County
Batch# 460255 DEEDWARR
08/19/2020 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200819-0093524

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Affiant Subscribed and sworn to before me, this the 14th day of August, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
VB Properties, LLC	New Owners	083-13-0-372.00
2305 Cruzen Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON MERRILL-FACIO AND PAUL DANE VASTERLING, TRUSTEES OF THE JASON MERRILL-FACIO AND PAUL VASTERLING LIVING TRUST DATED NOVEMBER 29, 2018**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 36, Block F on the Plan of Lindsley Property of record in Chancery Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the Southerly margin of Holley street and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Paul Vasterling, an unmarried person and Jason M. Facio, an unmarried person by Warranty deed from Ralph A. Edwards and wife, Velma Edwards of record in Instrument No. 20010618-0064507 Register's Office for Davidson County, Tennessee, dated June 14, 2001 and recorded on June 18, 2001.

Being the same property conveyed to Jason Merrill-Facio and Paul Dane Vasterling, Trustees under the Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018 by Quitclaim deed from Paul Vasterling and husband, Jason M. Facio of record in Instrument No. 20181211-0120673 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on December 11, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1510 Holly Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of August, 2020.

Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018

By: _____, Trustee
Jason Merrill-Facio, Trustee

By: _____, Trustee
Paul Dane Vasterling, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Merrill-Facio, Trustee and Paul Dane Vasterling, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Jason Merrill-Facio and Paul Vasterling Living Trust dated November 29, 2018, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2020.

_____
Notary Public

My Commission Expires: 5/3/21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022