Karen Johnson Davidson County
Batch# 481853 DEEDWARR
09/24/2020 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20200924-0109715

Warranty Deed

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me, this the 23th day of September, 2020.

Notary Public

My commission expires: 9/2/2024

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:
Frank J. Miles	New Owner	093-02-3-175.00
600 Shenandoah Drive		
Brentwood, TN 37027		

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, **SUSAN V. MITCHELL, TRUSTEE OF A. VINCENT VAYDA REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK J. MILES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 part of Lot 26 on the Plan of the original Town of Nashville, not of record, described as follows:

Beginning at a point on the easterly margin of Third Avenue North, 39.4 feet, more or less, south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to Mattie C. McConnell by deed from Elizabeth C. Thompson in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Third Avenue North, southwardly 20 feet 5 inches to the northwest corner of the property conveyed to Walter Bracy by deed from Richard Rowland, et al, of record in Book 1081, page 329, said Register's Office; thence with Bracy's northerly line eastwardly 108 feet 4 inches, more or less, to the westerly margin of an alley, thence with said alley northwardly 20 feet 5 inches to the southwest corner of the said McConnell Property, thence with said McConnell's southerly line, westwardly 108 feet 4 inches, more or less, to the point of beginning.

Being the same property conveyed to Susan V. Mitchell, Trustee of the A. Vincent Vayda Revocable Living Trust by Warranty deed from Bergen Davidson, LLC of record in Instrument No. 20091012-0094586 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 12, 2009, Scrivener's affidavits recorded in Instrument No. 20091105-0102220 and 20160304-0020958.

Being also known as 216 3rd Avenue North Nashville, Tennessee 37201.

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.

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 23th day of September, 2020.

A. Vincent Vayda Revocable Living Trust

By: Susan V Mitchell
Susan V. Mitchell, 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 Susan V. Mitchell, Trustee of the A. Vincent Vayda Revocable Living Trust dated July 23, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23th day of ~~September, 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

