Karen Johnson Davidson County
Batch# 657683 DEEDWARR
06/16/2021 10:06:08 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20210616-0081105

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR OFFICIAL USE

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **580,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/14/2021**

Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3707

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara M. Vail	**Wells Fargo Bank, N.A.**	**105-14-0-137.00**
(NAME) **2218 White Avenue**	(NAME) **PO Box 51162**	
(ADDRESS) **Nashville, TN, 37204**	(ADDRESS) **Los Angelos, CA 90051-5462**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Duane Himes, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tara M. Vail, a single woman,** 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. 15 of Block 20 in Yarbrough's Subdivision of Woodland, as of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael Duane Himes by Deed dated September 25, 1979

from Joseph E. Kelly and wife, Galara Harper Kelly, recorded October 2, 1979, in Book 5508, Page 6, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2218 White Avenue, Nashville, TN 37204**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **14th** day of **June, 2021.**

Michael Duane Himes

STATE OF FL
COUNTY OF Broward

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael Duane Himes**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14th** day of **June, 2021.**

NOTARY PUBLIC

My Commission Expires: 09/28/24

DAVID W QUINTERO
Notary Public - State of Florida
Commission # HH 047132
My Comm. Expires Sep 28, 2024
Bonded through National Notary Assn.