THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3253
Parcel ID: 172-12-0A-070-00

Property Address:
949 Fallview Trail, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 744686 DEEDWARR
10/27/2021 10:21:15 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20211027-0144234

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Pinnacle Bank
150 3rd Ave South
Ste 1000
Nashville, TN 37201

Address of New Owner:
Jacob Van Vranken
949 Fallview Trail
Nashville TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANGELIA J. VAN VRANKEN, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JACOB VAN VRANKEN, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 312, as shown on the map entitled Section Two, Bradford Hills, of record in Plat Book 7900, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANGELIA J. VAN VRANKEN, AN UNMARRIED WOMAN, by Deed dated June 10, 2021 from CAMERON M. BEDELL AND ANNA R. BEDELL, recorded on June 18, 2021 in Instrument No. 20210618-0082378, in said Register's Office.

Also being the same property conveyed to CAMERON M. BEDELL and ANNA R. BEDELL by Deed dated May 18, 2016 from MYKAEL WILLIAMSON and KATELIN WILLIAMSON, husband and wife, recorded on May 23, 2016, in Instrument No. 20160523-0051358, in said Register's Office.

This is improved property known as, 949 Fallview Trail, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 172-12-0A-070-00.

2. Matters shown on the Plan of record in Plat Book 7900, page 117, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 8069, page 170 and amended in Book 8074, page 269, said Register's Office.

4. By-Laws of record in Book 8071, page 531, said Register's Office.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 25 day of October, 2021.

ANGELIA J. VAN VRANKEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ANGELIA J. VAN VRANKEN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 25 day of October, 2021.

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $250,000.00.

Affiant

SWORN TO and subscribed before me on this 25 day of October, 2021.

Notary Public

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-4-23